Vista House

Waterbury, VT







For more information, please contact:

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Luxury Real Estate Broker
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1940 Mountain Road, Stowe, VT 05672

LandVest

CHRISTIE'S
INTERNATIONAL REAL ESTATE

All information provided is deemed reliable but is not guaranteed and should be independently verified. 393489

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STATEMENT OF LIMITATIONS

This Property Profile package is a compilation of public record information and additional material and information from the Seller. The Offered Property is currently offered for sale by LandVest, Inc.

This Property Profile is intended to facilitate a prospective buyer's ability to become generally familiar with the Offered Property. However, neither the Seller nor Seller's representatives (including LandVest, Inc.) makes any express or implied representation or warranty as to the accuracy or completeness of any material or information in this Property Profile package (including, without limitation, any of the exhibits attached hereto), and none of such persons shall have any liability whatsoever relating to or arising from the use of any material or information in this Property Profile package or any errors therein or omissions therefrom. More specifically, no prospective buyer of all or any part of the Offered Property is entitled to rely on the accuracy or completeness of any of this material or information and shall be entitled to rely solely on such representations and warranties as may be specifically and expressly set forth in a fully executed Purchase and Sale Agreement relating to any acquisition of all or any part of the Offered Property, subject to the terms and conditions of such Agreement. Any prospective buyer will have to independently verify any material or information contained in this Property Profile which such prospective buyer deems relevant to his or her decision to purchase or not to purchase all or any part of the Offered Property.

Any alternative use of the Offered Property implied in this Property Profile does not constitute a warranty or guarantee of approval for such alternative use by any local, state or federal agency or official. It is the sole responsibility of any buyer to determine the viability of any contemplated use of the Offered Property under pertinent federal, state, and local laws and regulations. The Seller makes no representation as to the likelihood of approval of any proposed use.

Any sketches produced by LandVest, Inc. or plans prepared by other professionals in this Property Profile package are included only to assist the reader in better visualizing the Offered Property.

No access to any part of the Offered Property is allowed unless accompanied by an authorized employee of LandVest, Inc.

ADDENDUM
811 Bear Creek Lane
Waterbury, Vermont 05677

PROPERTY
12.13+/- acres
Extremely private
Panoramic mountain views including the Waterbury Reservoir
Creek runs through property
Professionally landscaped
Mature trees
Walking/recreation trails

RESIDENCE
Contemporary
Western red cedar siding
4,744± sq. feet
2-story including walkout lower level
Constructed in 2018
Poured concrete foundation
Recycled standing seam and neoprene roof
Open floor plan
Radiant heat upstairs and downstairs
4 bedrooms w/ first floor primary suite
5 baths (1 full, 3 ¾, 1 half)
Chef's kitchen with breakfast bar
Linear gas fireplace
Screen porch with orb wood fireplace
Covered cantilevered porch
Mudroom off garage, front entry
Angled steel bridge to front door over lowered landscaping
Lower-level kitchenette
Upper-level loft w/ window via pull down stairs
2-car attached garage
Crushed stone driveway
Pebble stone terrace
Expansive mountain views

HALF BATH
White oak plank floor
Toto toilet
Duravit vanity w/ Vermont marble top
Duravit lighted mirror

Living Room (21' x 28')
White oak plank floor
Cathedral sloping oak ceiling
Open to Dining Room
Linear gas fireplace
2 walls of full glass
Built-in cabinets, recessed display alcoves
Recessed lighting
Expansive mountain views
Glass sliding double door to a cantilevered covered porch w/ cable railing

Dining Room (14' x 16')
White oak plank floor
Open to living room
Pendant lighting
Pull-down stairs to loft
Expansive mountain views

Kitchen (14' x 17')
Open to Breakfast Room
White oak plank floor
Custom solid wood cabinetry
Floating wood shelving
Vermont Danby marble counters, backsplash
Double undermount stainless steel sink
Breakfast bar
Wolf professional gas range w/ exhaust hood
Wolf microwave
Wolf Professional range w/ 4 burners, griddle
Meile dishwasher
SubZero refrigerator
Walk-in pantry w/ VT marble counters, built-in desk, open shelving, floor-to-ceiling window
Recessed lighting
Under cabinet lighting

Breakfast Room
White oak plank floor
3 walls of glass to view
Pendant light
Recessed wine rack

The statements and figures presented herein, while not guaranteed, were secured from sources we believe reliable. Description, images and design;
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Listing #VT1564.
EXCLUSIVELY LISTED WITH LANDVEST

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1940 Mountain Rd, Stowe, VT 05672 – Tel: 802-528-7606
www.landvest.com

ADDENDUM
811 Bear Creek Lane
Waterbury, Vermont 05677

Mudroom (8' x 8')
White oak plank floor
Off garage, front entry
Broom closet

Primary Bedroom (17' x 24')
White oak plank floor
Floor to ceiling windows to view
2 double closets
Built-in platform bed
Sconce lighting above bed
Window seat w/ storage
Mountain views

Primary Bath
Vermont slate tile floor
Double sink w/ Vermont Danby marble counter
Duravit mirror
Floating vanity w/ cabinets, drawers
Glass shower w/ ceramic tile, 2 shower heads
Towel warmer
Recessed lighting
Water closet

Screen Porch
Ipe decking
Cable railing
Sliding barn door on wall
Orb fireplace
Mountain views

LOWER LEVEL
Cedar and oak open stairway
Concrete floor w/ radiant heat throughout
Open floor plan w/ walkout
Wall of glass to view, sitting area
Glass doors to stone terrace
Kitchenette
Laundry
Door to covered small terrace
Mountain views

Family Room
Built-in media cabinet, bookshelves
Wall of invisible storage closets
Recessed lighting

Bedroom 2 (16' x 26') (Ensuite)
Large window to view
Built-in platform bed w/ sconce lighting above
Built-in wall cabinet
Double closet

Full Bath
Floating Duravit vanity w/ Vermont Danby marble counter
Duravit lighted mirror
Ceramic tile shower surround
Soaking tub under floor-to-ceiling window
Recessed lighting
Towel warmer

Bedroom 3 (12' x 24') - Ensuite
Large floor to ceiling window to view
Built-in platform bed w/ sconce lighting above
Double closet
Built-in wall cabinet
Recessed lighting
¾ bath

3/4 Bath
Vermont Danby marble counter
Ceramic tile surround
Glass partition
Duravit lighted mirror
Duravit vanity

Bedroom 4 (13' x 26') (Ensuite)
Built-in platform bed w/ sconce lighting above
2 single closets
Built-in wall cabinet
Recessed lighting

¾ Bath
Vermont Danby marble counter
Ceramic tile surround
Glass partition
Duravit lighted mirror
Duravit vanity

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811 Bear Creek Lane
Waterbury, Vermont 05677

UTILITIES:
LP gas radiant heat on main floor, basement
Lennox boiler w/ 3 zones
Drilled well w/ filtration system
Septic system with leach field
Security system
High speed internet (satellite)
Direct TV
April Aire humidifier
Renew Aire Energy Recovery Ventilation system

TAXES: 2025 $26,385

ARCHITECT: Birdseye

BUILDER: MTB Builders

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Residential **Single Family** **811 Bear Creek Lane** **Listed: 7/3/2025** **$3,400,000**
5049881 **Waterbury** **VT 05677** **Closed:**
Active **Unit/Lot #** **DOM: 421**



Virtual Tour URL

County VT-Washington
VillDstLoc
Year Built 2019
Architectural Style Contemporary
Color
Total Stories 2
Taxes TBD No
Tax Annual Amount $27,035.98
Tax Year 2026
Tax Year Notes 2026-2027

Activation Date

Rooms Total	10
Bedrooms Total	4
Bathrooms Total	5
Bathrooms Full	1
Bathrooms Three Quarter	3
Bathrooms Half	1
Bathrooms One Quarter	0
Above Grade Finished Area	2,437
Below Grade Finished Area	2,307
Total Finished Area	4,744
List $/SqFt Fin Total	$716.69
Total Area	4,744
Lot Size Acres	12.13
Lot Size Square Feet	528,383
Footprint	

Directions From I89, take Exit 10 for VT-100 toward Rte 100N/Waterbury-Stowe Rd. Drive 1.1 miles and turn right onto Guptil Rd. After .9 miles, turn right onto Kneeland Flats Rd. Proceed 1.8 miles and turn right onto Ring Rd. Bear Creek Lane is .6 miles up on the left. House is ahead in .8 miles.

Public Remarks Located high above the valley on 12 private acres, Vista House is one of Northern Vermont's most original and striking modern residences. Designed by the nationally acclaimed Birdseye Architecture and completed in 2019, this award-winning property delivers unmatched panoramic views of the Green Mountains and Waterbury Reservoir. Every inch of the 4,700± square-foot layout is sophisticated and tailored. Expanses of floor-to-ceiling glass create a seamless visual connection to the landscape, while white oak flooring, Vermont marble and slate, and western red cedar siding highlight the level of finish quality. The interior layout is purposefully open, with bold sightlines, dramatic ceiling heights, and interconnected living spaces that are ideal for both entertaining and a private retreat. A sleek, chef-caliber kitchen anchors the main level, flanked by a walk-in pantry and a glass-wrapped breakfast area. The first-floor primary suite offers complete privacy and wide-ranging views. Downstairs, three ensuite bedrooms and a secondary living area with kitchenette complete the lower walk-out level. Radiant heat throughout, high-speed connectivity, and smart design choices ensure comfort year-round. The property sits in close proximity to protected forest land and just minutes from top ski and recreation destinations as well as the energetic food and entertainment scene of booming downtown Waterbury.

STRUCTURE

Property Condition Existing
Construction Materials Wood Frame, Board and Batten Exterior, Cedar Exterior, Clapboard Exterior, Glass Exterior, Wood Siding
Roof Membrane, Standing Seam
Foundation Details Poured Concrete

Estimated Completion Date

List $/SqFt Fin ABV Grade	$1,395.16
Above Grade Finished Area Source	Assessor
Above Grade Unfinished Area	0
Above Grade Unfinished Area Source	Assessor
Below Grade Finished Area Source	Assessor
Below Grade Unfinished Area	0
Below Grade Unfinished Area Source	Assessor
Total Below Grade Area	
Total Below Grade Area Source	

Basement Yes
Basement Access Type Walkout
Basement Description Climate Controlled, Concrete Floor, Daylight, Finished, Full, Insulated, Interior Access, Exterior Access
Garage Yes
Garage Capacity 2
Parking Features Auto Open, Direct Entry, Attached

ROOMS	DIMENSIONS / LVL	ROOMS	DIMENSIONS / LVL	ROOMS	DIMENSIONS / LVL

LOT & LOCATION

Development / Subdivision

Owned Land
Common Land Acres
ROW Length
ROW Width
ROW Parcel Access
ROW to other Parcel

Road Frontage Yes
Road Frontage Length 400
Road Frontage Type Association, Dead End, Unpaved, Privately Maintained

School District
Elementary School
Middle/Jr School Crossett Brook Middle School
High School Harwood Union High School

Lot Features Country Setting, Landscaped, Mountain View, Recreational, Sloping, Subdivision, View, Walking Trails, Wooded

Waterfront Property
Water View Yes
Water Body Access Yes
Water Body Name
Water Body Type Stream
Water Frontage Length
Waterfront Property Rights
Water Body Restrictions

UTILITIES

Heating Propane, Forced Air, Radiant Floor
Cooling Central AC
Water Source Drilled Well
Sewer Leach Field On-Site, Septic
Electric 200+ Amp Service
Utilities Propane, Underground Utilities

Internet High Speed Intrnt at Site, Satellite Internet
Fuel Company
Electric Company
Water Company
Cable Company
Phone Company
Internet Service Provider

FEATURES

Driveway Crushed Stone
Parking Features Auto Open, Direct Entry, Attached

CONDO -- MOBILE -- AUCTION INFO

Condo Name
Condo Limited Common Area
Condo Fees

Bldng#
UntPerBldg

Auction Date
Auction Time
Auctioneer Name
Auctioneer License Number
Auction Price Determnd By

Mobile Park Name
Mobile Make
Mobile Model Name
MobileSer#

Mobile Park Approval
Mobile Must Move

Mobile Anchor
Mobile Co-Op

DISCLOSURES

Fee
Fee 2
Fee 3

Planned Unit Development
Rented
Rental Amount
Exclusions

Flood Zone Unknown
Seasonal No
Easements Yes
Covenants Yes
Resort
Right of First Refusal

Timeshare/Fract. Ownrshp No
T/F Ownership Amount
T/F Ownership Type

Surveyed Yes
Surveyed By

PUBLIC RECORDS

DeedRecTy Warranty
Total Deeds
Deed Book 496
Deed Page 243-248
Deed 2 Book
Deed 2 Page
PlanSurv#
Property ID 537-0811
Zoning Conservation

Map
Block
Lot
SPAN# 696-221-12419
Tax Class Non-Homestead
Tax Rate
PropTaxRel
Land Gains
AssmntYr
AssmntAmt
SpecAssmt

POWER PRODUCTION

PrdType
PrdOwner
MountType
Mount Loc
PrdSize
InstallYr
PrdAnnual
AnnStatus
PrdVerSrc

PrdType2
PrdOwner2
MountType2
Mount Loc2
PrdSize2
InstallYr2
PrdAnnual2
AnnStatus2
PrdVerSrc2

GREEN PERFORMANCE INDICATORS

VerBody
BldgPrgm
Green Verification Year
VerRating
Green Verification Metric
Green Verification Status
Green Verification Source
Green Verification NewCon
Green Verification URL

VerBody2
BldgPrgm2
Green Verificatn Year 2
VerRating2
Green Verificatn Metric 2
Green Verificatn Status 2
Green Verification Source 2
Green Verificatn NewCon 2
Green Verificatn URL 2

VerBody3
BldgPrgm3
Green Verificatn Year 3
VerRating3
Green Verificatn Metric 3
Green Verificatn Status 3
Green Verification Source 3
Green Verificatn NewCon 3
Green Verificatn URL 3

REMARKS -- OWNER/OCCUPANT -- SHOWING INSTRUCTIONS

Private Remarks

Private Office Remarks

Showing Instructions Assisted Showings Reqrd, Call List Agent, Email Listing Agent, Text List Agent
Showing Service None

Input of Owner Name I have written permission to submit name
Owner Name Vineyard
Owner Phone
Occupant Type
Occupant Name
Occupant Phone
Management Company
Management Company Phone

LISTING & CLOSING INFORMATION

Listing Office - Office Name LandVest, Inc.
Listing Office - Phone Number Off: 802-528-7606
Listing Office - Phone Number 2
List Agent - Agent Name and Phone Meg Kauffman - Cell: 802-318-6034
List Agent - Phone Number Cell: 802-318-6034
List Agent - E-mail mkauffman@landvest.com
List Team - Team Name
List Team - Phone Number 1
List Team - Team Email 1
Co List Agent - Agent Name and Phone Wade Weathers - Cell: 802-238-6362
Co List Agent - Phone Number Cell: 802-238-6362
Co List Agent - E-mail wweathers@landvest.com
Alternate Contact - Agent Name
Alternate Contact - Phone Number
Alternate Contact - E-mail
Buyer Office - Office Name
Buyer Office - Phone Number
Buyer Office - E-mail
Buyer Agent - Agent Name
Buyer Agent - Phone Number
Buyer Agent - E-mail
Buyer Team - Team Name
Buyer Team - Phone Number 1
Co Buyer Office - Office Name and Phone
Co Buyer Agent - Agent Name and Phone

MLS List Date 7/3/2025
Expiration Date 9/7/2026
Active Under Contract Date
Pending Date
Withdrawn Date
Terminated Date
Close Date
Anticipated Closing Date

Marketed in other Property Type No
Other MLS#
Comp Only No
Comp Type
Listing Type Exclusive Right
Listing Service Full Service
Designated/Apptd. Agency No

Original List Price $3,400,000

Concessions
Concessions Amount
Concessions Comments
Appraisal Complete
Appraisal Type
Appraiser
Appraiser Phone
Appraiser Email
Buyer Name
Residence
Title Company

Buyer Financing
Right of First Refusal

Contingencies

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Itemized Property Costs

From Table: MAIN Section 1 **Record #** 2212

Property ID: 537-0811 **Span #:** 696-221-12419 **Last Inspected:** / / **Cost Update:** 04/20/2023

Owner(s): VINEYARD RYAN

Address: 158 SOUTH OXFORD ST, APT 2
City/St/Zip: BROOKLYN NY 11217
Location: 811 BEAR CREEK LANE
Description: 12.13 AC & DWL
Tax Map #: 14-057.070

Sale Price: 2,841,500 **Book:** 496 **Validity:** Yes
Sale Date: 12/02/2021 **Page:** 243-248
Bldg Type: Single **Quality:** 6.50 Excellent+
Style: 1 Story **Frame:** Studded
Area: 2437 **Yr Built:** 2018 **Eff Age:** 7
 # Rms: 10 **# Bedrm:** 4 **# Ktchns:** 2
 # 1/2 Bath: 1 **# Baths:** 4

Item	Description	Percent	Quantity	Unit Cost	Total
BASE COST					
Exterior Wall #1:	WdSidng / Ht=9	100.00		178.18	
ADJUSTMENTS					
Roof #1:	Mtl-Sms	50.00		-2.52	
Roof #2:	NA Neopr	50.00			
Floor cover #1:	Allowance	100.00		14.09	
Heat/cooling #1:	HW Rad	100.00		1.72	
Energy Adjustment	Excellent			2.96	
Foundation Adjustment	SF Mod Hil			2.60	
ADJUSTED BASE COST			2,437.00	197.03	480,153
ADDITIONAL FEATURES					
Fixtures (beyond allowance of 18)			1.00	3,547.50	3,548
Roughins (beyond allowance of 1)			1.00	891.00	891
Fireplaces	1 Story / Single		1.00	8,882.50	8,883
Features #1:	Fire Orb Fireplace		1.00	5,000.00	5,000
Porch #1:	WoodDck/Screen/Roof/C		288.00	83.48	24,042
Porch #2:	WoodDck/NoWall/Roof/C		198.00	67.64	13,393
Porch #3:	CmtCp		100.00	32.20	3,220
Basement	Conc 8"		2,307.00	23.12	53,338
Finished Basement	Partition		2,096.00	46.89	98,281
Garage/Shed #1:	A/1S/WdSidng/Ful+Rec/		720.00	59.14	42,581
Subtotal					733,328
Local multiplier		1.00			
Current multiplier		1.00			
REPLACEMENT COST NEW					733,328
Condition	Very Good	Percent			
Physical depreciation		3.00			-22,000
Functional depreciation		5.00			-36,666
Economic depreciation					
REPLACEMENT COST NEW LESS DEPRECIATION					674,700

LAND PRICES	Size	Nbhd Mult	Grade	Depth/Rate	
SI Bldg Lot	2.00	1.20	2.20		224,400
AC Other	10.13	1.20	0.80		47,300
Total	12.13				271,700

SITE IMPROVEMENTS	Hsite/Hstd	Quantity	Quality		
Water	y / y	Typical	Average		7,000
Sewer	y / y	Typical	Average		10,000
Landscape	y / y	Minimal	Below Avg		1,000
Total					18,000
TOTAL PROPERTY VALUE					964,400
NOTES			HOUSESITE	VALUE : .	917,100

Itemized Property Costs

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Style:	1 Story	**Frame:**	Studded		
Area:	2437	**Yr Built:**	2018	**Eff Age:**	7
# Rms:	10	**# Bedrm:**	4	**# Ktchns:**	2
# 1/2 Bath:	1	**# Baths:**	4		

Item	Description	Percent	Quantity	Unit Cost	Total
		HOMESTEAD	VALUE :		964,400

2017: Bear Creek Lane Development - Survey Slide 433-01 Lot 7 - 12.13 acres.

2019: New Dwelling - Modern Design / Full glass walls facing view of Wtby Ctr & Reservoir Landscape and access incomplete / to be added to assessment summer of 2019

dotloop signature verification: dtlp.us/1cyy-OLjl-Mhed

Vermont Association of Realtors®

EQUAL HOUSING OPPORTUNITY

SELLER'S PROPERTY INFORMATION REPORT

TO BE COMPLETED BY SELLER

Date Prepared: _____

Seller's Name(s): Ryan Vineyard _____ _____

_____ _____

Physical Property Address: 811 Bear Creek Lane (Street) Waterbury (City/Town)

Type of Property: ☑ Single Family Residence ☐ Multi-Family Residence (duplex, triplex, etc.) ☐ Condominium/Townhouse ☐ Land Only ☐ Commercial

Use of Property: ☐ Primary Residence ☑ Vacation Property ☑ Rental Property ☐ Other: _____

INTRODUCTION: This Report provides information from the Seller based on Seller's personal knowledge concerning the above Property. Unless otherwise disclosed, Seller does not have any expertise in construction, architecture, engineering, surveying or any other skills thatwould provide Seller with special knowledge concerning the condition of the Property. Other than having owned the Property, Seller has no greater knowledge about the Property than that which could be obtained by a careful inspection performed by or on behalf of a potential buyer. The real estate agents involved with the sale of this Property do not conduct or perform any inspection of the Property. Unless otherwise disclosed, Seller has not inspected or examined those portions of the Property that are generally inaccessible. **THIS REPORT DOES NOT CONSTITUTE A WARRANTY OF ANY KIND BY THE SELLER OR BY ANY REAL ESTATE AGENT CONCERNING THE CONDITION OF THE PROPERTY. THIS REPORT IS NOT A SUBSTITUTE FOR A PROPERTY INSPECTION. BUYER HAS THE OPPORTUNITY TO REQUEST THAT SELLER AGREE TO A PROPERTY INSPECTION AS PART OF ANY CONTRACT FOR THE SALE OF THE PROPERTY.**

INSTRUCTIONS TO SELLER: (1) Complete this form yourself. (2) Answer ALL questions. (3) Disclose conditions that you know about that affect the Property. (4) Attach additional pages to this Report if additional information is provided. (5) IF YOU DO NOT KNOW THE FACTS, WRITE "DON'T KNOW." DO NOT GUESS THE ANSWER TO ANY QUESTION.

THE STATEMENTS IN THIS REPORT ARE MADE BY THE SELLER.
THEY ARE NOT STATEMENTS OR REPRESENTATIONS MADE BY ANY REAL ESTATE AGENT(S).

1. LAND (SOILS, DRAINAGE, BOUNDARIES AND EASEMENTS)

(a)	Has any fill or off-site material been placed on the Property?	☐ YES	☐ NO	☑ DON'T KNOW
(b)	Do you know of any sliding, settling, subsidence, earth movement, upheaval or earthstability problems that have affected the Property?	☐ YES	☑ NO	☐ DON'T KNOW
(c)	Is the Property located in a federal flood hazard zone or wetlands, public waters or conservation zones designated by federal, state or local statute, regulation or ordinance?	☐ YES	☑ NO	☐ DON'T KNOW
(d)	Do you know of any past or present drainage, high water table, or flood problems affecting the Property?	☐ YES	☑ NO	☐ DON'T KNOW
(e)	Is the Property served by a road maintained by the municipality?	☐ YES	☑ NO	☐ DON'T KNOW
(f)	If the answer to (e) above is "No," how is the road serving the property maintained? ☐ Road Maintenance Agreement ☑ Homeowners/Road Association ☐ Shared Driveway Other (explain): _____ Annual Cost(s): _____			
(g)	Are there public or private landfills or dumps (compacted or otherwise) on the Property or on any abutting property?	☐ YES	☑ NO	☐ DON'T KNOW

Seller's Initials RV 06/25/25 9:32 AM CEST dotloop verified ☐ ☐ ☐

Purchaser's Initials ☐ ☐ ☐ ☐

dotloop signature verification: dtlp.us/1cyy-OLjl-Mhed

(h)	Are there currently any underground fuel storage tanks on the Property? If "Yes," Fuel Type: _____	☐ YES	☑ NO	☐ DON'T KNOW
(i)	Have there been any underground fuel storage tanks on the Property in the past? If "Yes," have they been removed? _____ When? _____ By whom? _____	☐ YES	☑ NO	☐ DON'T KNOW
(j)	Do you know the location of the boundary lines of the Property?	☑ YES	☐ NO	☐ DON'T KNOW
(k)	Are the boundary lines of the Property marked in any way? If "Yes," how are they marked? Flags	☑ YES	☐ NO	☐ DON'T KNOW
(l)	Has the Property been surveyed? If "Yes," when? _____ By whom? _____	☐ YES	☐ NO	☑ DON'T KNOW
(m)	Are copies of any of the following available? ☐ Site Plan ☐ Survey ☐ Tax Map ☐ Subdivision Plan/Sketch	☐ YES	☐ NO	☑ DON'T KNOW
(n)	Are there any easements or rights of way affecting the Property?	☐ YES	☐ NO	☑ DON'T KNOW
(o)	Are there any boundary line disputes, claims of adverse possession, encroachments, or zoning set back violations affecting the Property?	☐ YES	☑ NO	☐ DON'T KNOW
Further explanation of any of the above:				

2. MECHANICAL, ELECTRICAL, APPLIANCES & OTHER SYSTEMS

HEATING/AIR CONDITIONING/HOT WATER SYSTEMS

(a)	**Heating System (check all that apply)**: ☐ Base Board ☑ Hot Air ☑ Radiant ☐ Heat Pump ☐ Direct ☐ Vent ☐ Steam Other (explain): _____ Age of Furnace/Boiler: _____ ☐ Don't Know Primary Fuel Type: ☐ Oil ☐ Natural Gas ☑ Propane ☐ Electric ☐ Wood ☐ Wood Pellet ☐ Coal ☐ Solar ☐ Geothermal ☐ Other (explain) _____ Primary Annual Fuel Usage: 2,171 Gallons (or other measure) Date Range 5/2024-4/205 Provider: Bournes Secondary Fuel Type: ☐ Oil ☐ Natural Gas ☐ Propane ☑ Electric ☐ Wood ☐ Wood Pellet ☐ Coal ☐ Solar ☐ Geothermal ☐ Other (explain): _____ Secondary Annual Fuel Usage: _____ Gallons (or other measure) Date Range _____ Provider: _____ If propane, who owns propane tank? ☑ Owner ☐ Propane Supplier ☐ Association Property used: ☐ Full Time ☑ Seasonally *Fuel consumption may vary by user, number of occupants and weather conditions.*
(b)	**Air Conditioning:** ☑ YES ☐ NO If "Yes," describe type and number of units (central, heat pump, window, etc.) Central
(c)	**Hot Water System (check all that apply):** ☐ Hot Water Tank ☐ Domestic/Off Boiler ☑ On Demand ☐ Heat Pump Water Heater Age of Hot Water System: _____ ☑ Don't Know Fuel Type: ☐ Oil ☐ Electric ☐ Natural Gas ☑ Propane ☐ Coal ☐ Solar ☐ Wood Pellet ☐ Other _____ Hot Water Tank is: ☑ Owned ☐ Rented If rented, from whom: _____ Monthly rental fee: $ _____
(d)	**Alternative Energy System(s) (check all that apply):** ☐ Solar ☐ Wind ☐ Hydroelectric ☐ Geothermal ☐ Unknown Energy returned to grid: ☐ YES ☐ NO Owned or Leased: _____
(e)	**Electrical System:** Electrical service panel has: ☐ Fuses ☑ Circuit Breakers ☐ Other (explain) _____ Annual electricity usage: $1,759 Date Range: 1/24-12/25 Electric utility provider: GMP Property used: ☐ Full ☐ Time Seasonally *Electricity consumption may vary by user, number of occupants, number of appliances and weather conditions.* Main Breaker Amperes: _____ Amps ☐ Don't Know
(f)	Has a Vermont Home Energy Profile been created? ☐ YES ☐ NO ☑ DON'T KNOW If yes, when? _____ By whom? _____
(g)	Are you aware of any problems or conditions that affect any of the above systems? ☐ YES ☑ NO If "Yes," explain in detail:

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TELEPHONE/INTERNET/TELEVISION

(h)	Is landline telephone service present at the Property? ☐ YES ☑ NO If "Yes," current provider:
(i)	Is cellular telephone service available at the Property? ☑ YES ☐ NO If "Yes," list available providers: Verizon, T-Mobile, AT&T
(j)	Is internet service available at the Property? ☑ YES ☐ NO If "Yes", current provider: Starlink If "Yes," service is: ☐ Dial Up ☐ Broadband ☐ Cable ☐ Satellite ☐ DSL ☐ Fiber Optic
(k)	Is television service available at the Property? ☐ YES ☑ NO If "Yes", current provider: If "Yes," source is: ☐ Antenna ☐ Cable ☐ Satellite ☐ DSL ☐ Fiber Optic

OTHER EQUIPMENT AND APPLIANCES

(l) Check the items that will be ***included*** in the sale of the Property:

☑ Electric Garage Door Opener - Number of Transmitters 1 ☐ Security Alarm System ☑ Owned ☐ Leased
☑ Humidifier ☐ Dehumidifier ☐ Lawn Sprinklers ☐ Automatic Timer ☑ Smoke Detectors - How Many? Don't know
☐ Whirlpool Bath ☐ Swimming Pool ☐ Pool Heater ☐ Spa/Hot Tub
☐ Pool/Spa Equipment (list): ☑ Refrigerator ☑ Stove ☑ Hood/Fan ☑ Microwave Oven
☑ Dishwasher ☐ Garbage Disposal ☐ Trash Compactor ☑ Washer ☑ Dryer ☐ Central Vacuum ☑ Freezer
☐ Intercom ☐ Ceiling Fans ☐ Woodstove ☐ Sump Pump ☐ Well Pump ☐ Satellite Dish ☐ Indoor/Outdoor Grill
☐ Attic Fan(s) ☐ Window A/C ☐ Mini Split ☐ Compost Bin
☐ Wood/Gas/Pellet/Other Stove (describe):
☐ OTHER:

List additional equipment and appliances, including any AC units, that will be ***excluded*** from the sale of the Property:

Are any of the items that will be included in the sale of the Property in need of repair or replacement? ☐ YES ☐ NO
If "yes", explain in detail:

3. STRUCTURAL COMPONENTS

Type of construction (check all that apply)
☐ Manufactured ☐ Modular ☐ Wood Frame ☐ Other (describe):

Age of Building(s): Main Bldg. _____ Additions to Main Bldg. _____ Additional Building(s): (a)_____(b)_____

Has Seller built or caused to be built any of the buildings on the Property, or made any additions, modifications, alterations or renovations to any building on the Property? ☐ Yes ☑ No
If "Yes," please explain:

If "yes," did you obtain all necessary permits and approvals for such work? ☐ Yes ☐ No ☐ Don't know

Check any of the following items that have significant defects or malfunctions or that need significant repair:
☐ Foundation ☐ Slab ☐ Chimney ☐ Fireplace ☐ Interior Walls ☐ Ceilings ☐ Floors ☐ Windows ☐ Doors
☐ Storms/Screens ☐ Exterior Walls ☐ Driveway ☐ Sidewalks ☐ Pool ☐ Roof ☐ Outside Retaining Walls
☐ Other Structures/Components:
If any of the above items are checked, describe the defect, malfunction or item(s) that need significant repair:

Has there ever been damage to the Property or any of the structures from fire, wind, floods, earth movements or landslides?
☐ YES ☑ NO ☐ DON'T KNOW If "Yes," explain in detail, including any repairs:

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BASEMENT/CELLAR/CRAWL SPACE:
Has there ever been any water leakage, accumulation of water, dampness or visible mold within the basement, cellar or any crawl space? ☐ YES ☑ NO
If "Yes," explain in detail: _____

Have there been any repairs or other attempts to control any water or dampness within the basement, cellar or crawl space?
☐ YES ☑ NO ☐ DON'T KNOW If "Yes," explain in detail, including any repairs: _____

Are any of the above recurring problems? ☐ YES ☑ NO If "Yes," what are the problems and how often have they recurred?

ROOF: ☐ Shingle ☐ Slate ☐ Metal ☐ Tile ☑ Other (describe) EPDM ☐ Don't Know
Approximate age of roof? Don't know...whenever the house was built
Has the roof ever leaked since you have owned the Property? ☐ YES ☑ NO ☐ DON'T KNOW
If "Yes," explain: _____
Has the roof been replaced or repaired since you have owned the Property? ☐ YES ☑ NO ☐ DON'T KNOW
If "Yes," when? _____
Are there any current problems with the roof? ☐ YES ☑ NO ☐ DON'T KNOW
If "Yes," explain: _____

4. WATER SUPPLY

Special Notice: Water supplies, especially those that are not public or municipal supplies, are affected by many conditions about which Seller may have no knowledge or have any ability to control. These water supply systems can change, deteriorate or fail, often with no warning signs. *Seller makes no warranty or representation whatsoever that the water supply, including quality or quantity, will operate or continue to function for any period of time*. **Inspection of these systems by a qualified inspector is strongly recommended. As required by law, any Seller with a potable water supply that is not served by a public water system shall provide the Purchaser with an informational brochure developed by the Vermont Department of Health regarding Testing Water from Private Water Supplies within 72 hours of the execution of a contract for the purchase of the Property.**

TYPE OF WATER SYSTEM The Property is connected to and serviced by (check all applicable boxes):
☐ Public or Municipal ☐ Community ☐ Private ☐ Shared ☐ Driven Point Well ☐ On-site ☐ Off-site
☑ Drilled Well ☐ Dug Well ☐ Spring ☐ Lake/Pond ☐ None ☐ Don't Know ☐ Other _____
Water System Features: ☐ Cistern/Reservoir/Holding Tank ☐ Water Softener/Conditioner ☐ Reverse Osmosis
☐ Infrared Light ☐ Ultraviolet ☐ Other: _____ ☐ None ☑ Don't Know
Water Pipes are: ☐ Copper ☐ Galvanized ☐ Metal Lead ☐ PVC (Plastic) ☐ Combination ☑ Don't Know
Age of Water System: Same age as house
If Drilled Well: Drilled by: Don't know Tag #: _____ Depth: _____
Gallons Per Minute (at time of driller's report): _____ Date of driller's report: _____
What is the annual cost for municipal water $_____ Date Range: _____ Metered ☐ YES ☐ NO

CONDITION OF WATER AND WATER SYSTEM
Has the water been tested for coliform bacteria? ☐ YES ☐ NO ☑ DON'T KNOW
If "Yes," when? _____ By whom? _____ Results: _____
Has any other water quality or water chemistry testing been done? ☑ YES ☐ NO ☐ DON'T KNOW
If "Yes," when? 2021 By whom? Cottonwood Home Inspections Results: Good quality
Water softener ☐ YES ☑ NO If "Yes," ☐ Own ☐ Rent If rented, from whom: _____
Are you aware of low pressure in your water system? ☐ YES ☑ NO
Has your water supply ever run out or run low? ☐ YES ☑ NO If "Yes," describe: _____
Does the water have any odor, bad taste, cloudiness or discoloration? ☐ YES ☑ NO If "Yes," describe in detail: _____
Describe in detail any other problems you have had with your water system, including water quality or quantity:

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5. SEWER/SEPTIC/WASTEWATER SYSTEM

Special Notice: Sewer septic and wastewater systems that are not public or municipal systems are not designed to perform indefinitely and are affected by many conditions about which Seller may have no knowledge or have any ability to control. In addition, the useful life of these systems is affected by the amount and type of use, soil conditions, maintenance, the inherent design of these systems and many other factors. *Seller makes no warranty or representation whatsoever that these systems will operate or continue to function for any period of time.* **Inspection of these systems by a qualified inspector is recommended. State and local permits may be required for sewer, septic and wastewater systems.**

TYPE OF SYSTEM The Property is connected to and serviced by (check appropriate boxes):
☐ Public or Municipal Sewer System ☐ Shared ☐ On-site septic/wastewater system ☐ Off-site septic/wastewater system
☑ Septic Tank ☐ New or Alternate Technology (explain technology) _____
☐ Holding Tanks ☐ Cesspool ☐ Sewage Pump ☐ Dry Well ☐ Conventional disposal area ☐ Mound System disposal area
☐ At Grade ☐ Other ☐ Don't Know If other, please explain: _____
What is the annual cost of municipal sewer? $_____ Date Range: _____

CONDITION OF SYSTEM If other than public or municipal sewer/wastewater system, answer the following:
Date system installed: Same as ag of house Is the system entirely on your Property? ☑ YES ☐ NO ☐ DON'T KNOW
If "No," where is it? _____

Has the system been repaired since you have owned the Property? ☐ YES ☑ NO If "Yes," when? _____
What was done? _____ By whom? _____

Type of septic tank: ☐ Concrete ☐ Metal ☐ Fiberglass ☐ Other (describe) _____ ☑ Don't Know
Septic tank capacity (in gallons) _____ ☑ Don't Know
Date Septic Tank Last Inspected? _____ ☑ Don't Know Reports of last inspection/pumping attached ☐ YES ☑ NO
Date Septic Tank Last Pumped? 2022 ☐ Don't Know By whom? _____
If required by a State of Vermont wastewater permit, have required periodic maintenance/inspections been completed ☐ Yes ☑ No
If so, date of most recent service _____ Cost: $_____ By whom: _____

To your knowledge, is any portion of the system in need of repair or replacement? ☐ YES ☑ NO If "Yes," describe in detail:
_____

Has the property been occupied as a primary residence for at least 181 days during any one calendar year between December 31, 1986 and December 31, 2006? ☐ YES ☑ NO ☐ DON'T KNOW

6. ADDITIONAL INFORMATION CONCERNING THE PROPERTY

(a)	Is Seller currently occupying the Property? If "No," how long has it been since Seller occupied? Never full-time	☐ YES	☑ NO	
(b)	Are any property or development rights (e.g. conservation easements to Land Trusts, etc.) owned by others? If "Yes," by whom: _____	☐ YES	☑ NO	
(c)	Is property enrolled in Vermont's Current Use program?	☐ YES	☑ NO	
(d)	Has Seller received written notice of any violations of local, state or federal laws, building codes and/or zoning ordinances affecting the Property?	☐ YES	☑ NO	
(e)	Are there any property tax abatements, land use value appraisal, land use tax stabilization agreements or other special property tax arrangements applicable to the Property? If yes, explain: _____	☐ YES	☑ NO	☐ DON'T KNOW
(f)	If the house was built after December 31, 1997, is a Residential Building Energy Standard (RBES) certification available?	☐ YES	☐ NO	☑ DON'T KNOW
(g)	Has Seller received notice that the Property will be reassessed by any taxing authority during the next 12 months?	☐ YES	☑ NO	
(h)	Does the property have Urea-Formaldehyde Foam Insulation?	☐ YES	☑ NO	☐ DON'T KNOW
(i)	Does the Property have Asbestos and/or Asbestos Materials in the siding, walls, plaster, flooring, insulation, heating system?	☐ YES	☑ NO	☐ DON'T KNOW

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(j)	Has the Property been tested for Radon Gas? If "Yes," when? 9/2021 By whom? Cottonwood Results: 5.5 pCi/l	☑ YES	☐ NO	☐ DON'T KNOW
(k)	Has paint containing lead been used on the Property?	☐ YES	☑ NO	☐ DON'T KNOW
(l)	Does the Property have evidence of mold? If "Yes," what has been done about the mold?	☐ YES	☑ NO	☐ DON'T KNOW
(m)	Are you aware of any off-site conditions in your neighborhood/community that could affect the value or desirability of the Property, such as noise, proposed major new development, relocation or major construction of roads or highways, proposed zoning changes, etc.? If "Yes," explain in detail:	☐ YES	☑ NO	
(n)	Is there any infestation by pests that affect the property? If "Yes," explain:	☐ YES	☑ NO	☐ DON'T KNOW
(o)	Do you have any knowledge of any damage to the Property caused by pests?	☐ YES	☑ NO	☐ DON'T KNOW
(p)	Is the Property currently under warranty or other coverage by a pest control company?	☐ YES	☑ NO	☐ DON'T KNOW
(q)	Do you know of any termite/pest control reports or treatments for the Property in the last five years?	☐ YES	☑ NO	☐ DON'T KNOW
(r)	Does the Property have any audio and/or video surveillance or recording equipment? If Yes, will said equipment be active during showings? ☐ Yes ☑ No	☑ YES	☐ NO	☐ DON'T KNOW
(s)	Further explanation of answers to any of the above: Radon Radon mitigation system installed			

7. CONDOMINIUMS/SUBDIVISIONS/HOMEOWNERS' ASSOCIATIONS

(a)	Is the Property part of a condominium or other common interest ownership association or is it subject to covenants, conditions and restrictions (CC&R's)? If "Yes," Condo docs or CC&R's attached?	☑ YES	☐ NO	
(b)	Is there any defect, damage, or problem with any common elements or common areas? If "Yes," describe below.	☐ YES	☑ NO	☐ DON'T KNOW
(c)	Is there any condition or claim which may result in an increase in assessment or fees? If "Yes," describe below.	☐ YES	☑ NO	☐ DON'T KNOW
(d)	Are pets allowed? If yes, what is allowed? Dogs/cats	☑ YES	☐ NO	☐ DON'T KNOW
(e)	Are there any rental restrictions?	☐ YES	☑ NO	
(f)	Are there any homeowners' association dues associated with the Property? If "Yes," amount: $ ☐ Monthly ☐ Quarterly ☐ Yearly	☐ YES	☑ NO	
(g)	Are there any special assessments on the Property? If "Yes," amount: $ ☐ Monthly ☐ Quarterly ☐ Yearly Purpose of special assessments: Years or term remaining on any outstanding special assessments:	☐ YES	☑ NO	
(h)	Are there any current actions, disputes or lawsuits pending between the homeowners/ condominium owners' association and any other parties? If "Yes," describe below.	☐ YES	☑ NO	☐ DON'T KNOW
(i)	Do you know of any violations of local, state, or federal laws or regulations, condominium rules or CC&R's relating to the Property? If "Yes," describe below.	☐ YES	☑ NO	☐ DON'T KNOW
(j)	Contact person/manager for condominium/homeowner association: Name: Phone number/e-mail			
Further explaination of any of the above:				

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IS THERE ANYTHING ELSE THAT SHOULD BE DISCLOSED ABOUT THE CONDITION OF THE PROPERTY? (In answering this question, you should be guided by what you would want to know about the condition of the Property if you were buying it.)

☐ **YES** ☑ **NO** ☐ **DON'T KNOW OF ANYTHING ELSE. If "Yes," explain:**

SELLER'S STATEMENT: Seller is providing the information in this report to reduce the likelihood of DISPUTES or LEGAL ACTION concerning the sale of the Property. The information provided herein does not constitute any warranty, express or implied, by Seller about the Property or any feature of the Property. Seller hereby authorizes any real estate agent to provide a copy of this report to any prospective buyer. IN DELIVERING THIS REPORT TO A BUYER OR PROSPECTIVE BUYER, NO REPRESENTATION IS MADE BY ANY REAL ESTATE AGENT THAT THEY HAVE ANY INDEPENDENT OR PERSONAL KNOWLEDGE ABOUT THE CONDITION OF THE PROPERTY, THAT THEY HAVE MADE ANY INQUIRY OR INVESTIGATION ABOUT THE CONDITION OF THE PROPERTY OR ANY OF THE INFORMATION PROVIDED IN THIS REPORT BY SELLER OR THAT THEY HAVE VERIFIED THE INFORMATION PROVIDED IN THIS REPORT BY THE SELLER. Seller acknowledges that the information provided in this report is correct to the best of Seller's knowledge as of the date signed by Seller.

BUYER/PROSPECTIVE BUYER ACKNOWLEDGES RECEIPT OF A COPY OF THIS REPORT ON THE DATE SET FORTH BELOW. BUYER/PROSPECTIVE BUYER UNDERSTANDS THAT THIS REPORT PROVIDES INFORMATION ABOUT THE PROPERTY MADE BY THE SELLER AS OF THE ABOVE DATE. IT IS NOT A WARRANTY OF ANY KIND BY SELLER OR ANY REAL ESTATE AGENT. THIS REPORT IS NOT A SUBSTITUTE FOR ANY PROPERTY INSPECTION. BUYER/PROSPECTIVE BUYER MAY OBTAIN A PROPERTY INSPECTION. HOWEVER, ANY SUCH INSPECTION MUST BE BY WRITTEN AGREEMENT WITH SELLER. BUYER/PROSPECTIVE BUYER UNDERSTANDS THAT THERE MAY BE MATTERS RELATING TO THE PROPERTY WHICH ARE NOT ADDRESSED IN THIS REPORT.

Seller: *Ryan Vineyard* dotloop verified 06/25/25 9:32 AM CEST EAFM-HGRX-L9E1-JW5D
(Signature) (Date)

Purchaser: (Signature) (Date)

Seller: (Signature) (Date)

Purchaser: (Signature) (Date)

Seller: (Signature) (Date)

Purchaser: (Signature) (Date)

Seller: (Signature) (Date)

Purchaser: (Signature) (Date)

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Vermont Mandatory Flood Disclosure

Date Prepared: 05/19/2025

Seller's Name(s): Ryan Vineyard

Property Address: 811 Bear Creek Lane, Waterbury, VT 05676
Street City/Town

27 V.S.A. § 380 requires all Sellers of real property in Vermont to disclose the flood status of their property to the Purchaser. The FEMA search engine can be found at https://msc.fema.gov/portal/home.

Descriptions of FEMA's flood hazard areas can be found at https://www.fema.gov/glossary/flood-zones.

1	Is the real property located in a Federal Emergency Management Agency (FEMA) mapped Special Flood Hazard Area?	☐ Yes	☑ No
2	Is the real property located in a Federal Emergency Management Agency (FEMA) mapped Moderate Flood Hazard Area?	☐ Yes	☑ No
3	Has the real property been subject to flooding or flood damage while the seller possessed the property, including flood damage from inundation or from flood-related erosion or landslide damage?	☐ Yes	☑ No
3a	If yes, please describe:		
4	Does the seller maintain flood insurance on the real property?	☐ Yes	☑ No

Seller has completed this form personally, reviewed the FEMA map and associated data themselves, and has not relied upon anyone else to provide this information.

THE STATEMENTS IN THIS REPORT ARE MADE BY THE SELLER. THEY ARE NOT STATEMENTS OR REPRESENTATIONS MADE BY ANY REAL ESTATE AGENT(S).

Seller: Ryan Vineyard dotloop verified 06/25/25 9:32 AM CEST I4I4-OR69-E8IY-ZGD8 (Signature) (Date)

Seller: (Signature) (Date)

Seller: (Signature) (Date)

Seller: (Signature) (Date)

Seller: (Signature) (Date)

Purchaser acknowledges receipt of this Disclosure

Purchaser: (Signature) (Date)

Purchaser: (Signature) (Date)

Purchaser: (Signature) (Date)

Purchaser: (Signature) (Date)

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WARRANTY DEED

KNOW ALL PEOPLE BY THESE PRESENTS, that, **ERIN G. KENT**, of Fayetteville, Georgia, **KATHERINE B. KENT (a/k/a KATHRYN B. KENT)**, of Burlington, Vermont and **JULIE A. KENT**, of Watertown, Massachusetts (together, the "Grantors"), in consideration of Ten or More Dollars paid to the Grantors' full satisfaction by **RYAN VINEYARD**, of Brooklyn, New York (the "Grantee"), do freely GIVE, GRANT, SELL, CONVEY AND CONFIRM unto the Grantee, **RYAN VINEYARD**, and the Grantee's heirs, successors and assigns forever, certain land and premises commonly known as 811 Bear Creek Lane in the Town of Waterbury, County of Washington, State of Vermont, described as follows (the "Property"):

Being all and the same lands and premises conveyed to Erin G. Kent, Kathryn [sic] B. Kent and Julie A. Kent by Quitclaim Deed/ Life Estate with Power of Sale of Julie A. Kent (now deceased), dated April 13, 2021, and recorded in Volume 438, Page 97 of the Town of Waterbury Land Records.

Julie A. Kent died on May 4, 2021; therefore, said enhanced life estate has been terminated. A copy of Death Certificate was recorded in Volume 494, Page 296 of the Town of Waterbury land records.

Being a parcel of land containing 13.48 acres, more or less, with dwelling and other improvements thereon, and depicted as Lot 7 on a survey prepared by Grenier Engineering, P.C. entitled "Boundary Line Adjustment Survey, Bear Creek Lane – Lots 4, 7, 8 & 9, Owner: Louise Reed Living Trust (Lots 7, 8 & 9), Duane & Laura Peterson (Lot 4), Bear Creek Lane – Off Ring Road (T.H. #29), Waterbury, Vermont" dated August 2017 and recorded at Map Slides 437-01 and 437-02 of the Waterbury Land Records.

Said land and premises are subject to and benefitted by Development and Design Covenants and Conditions of Bear Creek Lane Subdivision, Off Ring Road, Waterbury Center, Vermont dated September 23, 2013 and recorded in Book 342, Pages 227-236 of the Waterbury Land Records and all amendments thereto.

Said land and premises are subject to and benefitted by easements, rights of way, conditions and restrictions, including a 60-foot wide right of way easement and right of way in common with others over, under and along Bear Creek Lane, as set forth in the Warranty Deed from Louise Reed, Trustee of the Louise Reed Living Revocable Trust dated February 23, 2003 to James P. Kent, Jr. and Julie A. Kent dated September 1, 2017 and recorded in Book 407, Pages 281-286 of the Waterbury Land Records.

Further being all and the same lands and premises conveyed to James P. Kent, Jr., (deceased) and Julie A. Kent by the following two (2) deeds.

1) Warranty Deed of Louise Reed, Trustee of the Louise Reed Living Trust, dated September 1, 2017 and recorded in Book 407, Pages 281-286 of the Waterbury Land Records. Being further described as a parcel of land identified as "LOT 7 12.13 Acres After Adjustment" located on Bear Creek

Dinse P.C.
209 Battery Street
P.O. Box 988
Burlington, VT 05402-0988
(802) 864-5751

Lane and off of Ring Road (T.H. #29), all as depicted on the Plat, hereinafter defined, and being a portion of the same land and premises acquired by the Grantor by the following instruments recorded in the Waterbury Land Records: (1) Warranty Deed of C. Paul Reed dated March 25, 2003 and recorded in Book 224 Page 96; and (2) Warranty Deed of Ripley Springs, LLC dated August 16, 2011 and recorded in Book 298 Page 7.

The parcel of land conveyed hereby is depicted on a survey plat by Grenier Engineering, P.C. entitled "Lot Line Adjustment Bear Creek Lane Lots 7 & 8 Owner: Louise Reed Living Trust Trustee: Louise J. Reed Bear Creek Lane off Ring Road (T.H. #29) Waterbury, Vermont" dated August 2017 and recorded at Map Slides 433-01 and 433-02 (the "Plat").

2) Warranty Deed of Louise Reed, Trustee of the Louise Reed Living Trust, dated January 11, 2018 and recorded in Book 419, Pages 208-209 of the Waterbury Land Records. Being further described as being a 1.35 acre parcel of land depicted as "(1.35 AC) to Lot 7" on a survey plat prepared by Grenier Engineering, P.C. entitled "Boundary Line Adjustment Survey, Bear Creek Lane – Lots 4, 7, 8 & 9, Owner: Louise Reed Living Trust (Lots 7, 8 & 9) Duane & Laura Peterson (Lot 4), Bear Creek Lane – Off Ring Road (T.H. #29), Waterbury, Vermont" August 2017, and recorded at Map Slide 437-01 and 437-02 of the Waterbury Land Records.

Reference is hereby made to the above-mentioned instruments, the records thereof, the references therein made, and their respective records and references, in further aid of this description.

The Property may be conveyed subject to the following:

1. all legally enforceable easements, rights of way, covenants, permits, declarations, and other restrictions of record to the extent not otherwise extinguished by the Vermont Marketable Record Title Act (27 V.S.A. §§ 601-604); and

2. rights of the public and others legally entitled thereto in any portion of the Property lying within the boundaries of a public road, way, street, or trail to the extent not otherwise extinguished by the Vermont Marketable Record Title Act (27 V.S.A. §§ 601-604).

TO HAVE AND TO HOLD the Property, with all the privileges and appurtenances thereof, to the Grantee, **RYAN VINEYARD**, and the Grantee's heirs, successors and assigns, to their own use and behoof forever.

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209 Battery Street
P.O. Box 988
Burlington, VT 05402-0988
(802) 864-5751

And the Grantors, **ERIN G. KENT, KATHERINE B. KENT (a/k/a KATHRYN B. KENT) and JULIE A. KENT**, for the Grantors and their heirs, successors and assigns, do covenant with the Grantee, and the Grantee's heirs, successors and assigns, that until the ensealing of these presents, the Grantors are the sole owners of the Property and have good right and title to convey the same in the manner described in this Deed; and that the Property is FREE FROM EVERY ENCUMBRANCE, except as provided in this Deed; and the Grantors hereby

engage to WARRANT AND DEFEND the same against all lawful claims whatever, except as provided in this Deed.

IN WITNESS WHEREOF, Grantors have executed this instrument this 30th day of November, 2021.

[Signature pages to follow]

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209 Battery Street
P.O. Box 988
Burlington, VT 05402-0988
(802) 864-5751

ERIN G. KENT

STATE OF GEORGIA
COUNTY OF Fayette

Sworn to (or affirmed) and subscribed before me this 1st day of December, 2021, by **ERIN G. KENT**.

____ Personally Known
_X_ Produced Identification
Type and # of ID GA Driver License

[Seal]

Larry Copeland Sr
NOTARY PUBLIC
Fayette County, GEORGIA
My Commission Expires 04/18/2025

(Signature of Notary)

Dinse P.C.
209 Battery Street
P.O. Box 988
Burlington, VT 05402-0988
(802) 864-5751

KATHERINE B. KENT
(a/k/a KATHRYN B. KENT)

STATE OF VERMONT
COUNTY OF CHITTENDEN

At Burlington, in said County, this 30th day of November, 2021, **KATHERINE B. KENT (a/k/a KATHRYN B. KENT)** personally appeared, and she acknowledged this instrument, by her subscribed, to be her free act and deed.

Before me,

Sarah L. Cromie, Vermont Notary Public
My Commission Expires: 1/31/2023
My Commission Number: 0003771

[Seal]

Sarah L. Cromie
Notary Public
State of Vermont
Commission Number: 0003771
Commission Expires: 01/31/23

WATERBURY TOWN CLERK'S OFFICE
RECEIVED FOR RECORD
December 6, A.D 2021
AT 11 O'CLOCK 00 MINUTES A M
AND RECORDED IN BOOK 496 PAGE 243-248
RECORDS OF Deeds
ATTEST Beth Jones
Asst TOWN CLERK

Vermont Property Transfer Tax
32 V.S.A. Chap. 231
-ACKNOWLEDGMENT-
RETURNS RECEIVED Asst
Signed Beth Jones, Clerk
Date December 6, 2021

Dinse P.C.
209 Battery Street
P.O. Box 988
Burlington, VT 05402-0988
(802) 864-5751

JULIE A. KENT

COMMONWEALTH OF MASSACHUSETTS

Mid Essex SS:

On this 30th day of November, 2021, before me, the undersigned Notary Public, personally appeared **JULIE A. KENT**, proved to me through satisfactory evidence of identification (which was MA Drivers License) and acknowledged to me that she signed it voluntarily for its stated purposes.

Before me,

Joseph Danielson

Print Name: Joseph Danielson
Notary Public
Commonwealth of Massachusetts
My commission expires: 12/2/2027

[Seal]

JOSEPH E. DANIELSON
MY COMMISSION EXPIRES DEC. 2, 2027
NOTARY PUBLIC COMMONWEALTH OF MASSACHUSETTS

Dinse P.C.
209 Battery Street
P.O. Box 988
Burlington, VT 05402-0988
(802) 864-5751

Waterbury
VERMONT

WATERBURY MUNICIPAL OFFICE
802.244.7033 OR 802.244.5858
FAX: 802.244.1014
28 NORTH MAIN STREET, SUITE #1
WATERBURY, VT 05676
WATERBURYVT.COM

Permit Application #	069-17
Tax Map #	14-057.000
Permit Issuance Date	September 27, 2017
Permit Effective Date	October 13, 2017

ZONING PERMIT

Applicant: (mail address)	James and Julie Kent 31 Sunrise Road Boxford, MA 01921	Landowner:	(same)
Project:	Construct a new single-family dwelling and garage on an undeveloped parcel.	Project Location:	Lot 7, Bear Creek Lane Waterbury Center, VT

Your application for a zoning permit has been reviewed by the Zoning Administrator. The proposal, as represented in the attached application, conforms to the requirements of the Zoning Ordinance of the Town/Village of Waterbury and is hereby approved, subject to the representations made in your application. Any change from that indicated on the application must have the approval of the Zoning Administrator.

Title 24 V.S.A. §4465(a) requires a 15-day appeal period for this permit. Provided no appeal has been made within 15 days of the Permit Issuance Date above, this permit is effective on the sixteenth day. The enclosed *Permit Notice Poster* must be posted on your property for the 15-day appeal period within view of a public right-of-way to avoid future appeals.

Any action or construction started prior to the effective date is in violation of the Zoning Ordinance and a penalty may be imposed. All requests made on this permit must be completed within 2 years of the issuance date of this permit. *Please note:* State permits may be required. The landowner/applicant is advised to contact Peter Kopsco, DEC Permit Specialist, at 802-505-5367, and the appropriate state agencies to determine what permits must be obtained.

This permit is valuable. It is a part of the property records and must be retained.

ZONING PERMIT ISSUED BY:

Dina Bookmyer-Baker

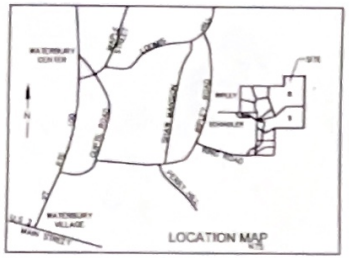
Dina Bookmyer-Baker, Zoning Administrator

Enclosures: *Permit Notice Poster* –must be posted on property within view of public right-of-way to avoid future appeals. Date to Post: Upon receipt. Date to Remove: Permit Effective Date.

cc: Town Clerk, Listers, & File

Received for Record October 3, 2017
at 4:37 P.M. (1 of 2)
Attest: Lori Lanpher-Town Clerk

ORIGINAL INK DRAWING ON MYLAR BY GRENIER ENGINEERING, P.C., WATERBURY, VERMONT



LOCATION MAP

LOT 7 AREA TABLE
9.40 ACRES ORIGINAL AREA
+ 1.35 ACRES ADJUSTMENT 1
+2.73 ACRES ADJUSTMENT 2
13.48 ACRES AFTER ADJUSTMENTS

STATE OF VERMONT
C.C. PUTNAM STATE FOREST
46/30-31
(MIDDLESEX)
REF MAP 15

JOANN FLANAGAN
JAMES AUSTIN
76/469-470
(53/75)
(MIDDLESEX)

WILLIAM MITCHELL
103/173-174
(71/845-847)
(MIDDLESEX)
REF MAP 14

22.5 ACRE
UNDEVELOPED LAND PER
WATERBURY ZONING PERMIT 78-09T

RIPLEY SPRINGS LOT 1
JONATHAN BINGHAM
LILLIAN KELLER
312/291-293
REF MAP 12

LOUISE REED LIVING TRUST
224/96-97
REF MAPS 1, 8 & 17

RIPLEY SPRINGS, LLC
188/438-439

JOHN CHRISTIAN
87/591-593
(30/270)
(MIDDLESEX)
REF MAP 13

BEAR CREEK
LOT 7

BEAR CREEK
LOT 6
6.37 ACRES
GENE D'AVOLIO
ELIZABETH ROBISON
271/88-72
REF MAPS 16 & 18

LOT 8
81.7 ACRES ORIGINAL AREA
-2.73 ACRES (ADJUSTMENT 2)
78.97 ACRES AFTER ADJUSTMENT

NEW PROPERTY LINE
(131-166)

ADJUSTMENT 2 TO LOT 7
2.73 ACRES

LOUISE REED LIVING TRUST
224/96-97
REF MAPS 1, 8 & 17

LOT 9
48.4 ACRES ORIGINAL AREA
-1.35 ACRES (ADJUSTMENT 1)
47.05 ACRES AFTER ADJUSTMENT

GEORGE & VIRGINIA
PIERCE
341/238-246

BEAR CREEK
LOT 4
10.35 ACRES

NEW PROPERTY LINE OF LOT 4 AND LOT 7
(149-H-I-J-K-L) SEE TABLE ON SHEET 2

DUANE L. PETERSON, II
LAURA L. PETERSON
REF MAP 7

C. PAUL REED
78/324-325
(MIDDLESEX)
REF MAP 3

SCHINDLER
DEVELOPMENT
CORPORATION
AREA 0
268/282-287
REF MAP 5

SCHINDLER
DEVELOPMENT
CORPORATION
AREA J
TO CENTER OF R.O.W.
341/240-246
REF MAP 7

DAVID M. GRENIER
NORA J. GRENIER
272/777-778
(ORRSON LOT)
REF MAP 10

DAVID M. GRENIER
NORA J. GRENIER
143/377-378
(MORSE LOT)
REF MAP 10

BEAR CREEK
LOT 3
JACK & ROSELLE
NICKERSON
245/513-519 & 268/212-244
REF MAPS 8 & 9

LEGEND
- MONUMENT W/NUMBER (SEE MONUMENT TABLE)
- UNMONUMENTED POINT
- PROPOSED DRILLED WELL
- PROPERTY LINE
- EASEMENT LINE
- RIGHT OF WAY LINE
- BUILDING ZONE
- EDGE OF ROADWAY
- CLASS III WETLAND LIMITS
- WELLHEAD PROTECTION ZONE
- STATE OF VERMONT 4WR PERMIT #
- PROPOSED SEPTIC SYSTEM
- BOOK/PAGE WATERBURY LAND RECORDS
- KEY DEED BOOK/PAGE
- CALCULATED (NOT MEASURED THIS SURVEY)

STATE OF VERMONT
DANIEL R. MULLIGAN
NO. 813
LICENSED LAND SURVEYOR

Daniel R. Mulligan

I CERTIFY THAT THIS SURVEY CONFORMS TO PERTINENT LAND RECORDS AS CONFIRMED OR MODIFIED BY EVIDENCE FOUND ON THE GROUND AND IS CONSISTENT WITH SUCH (EXCEPT WHERE NOTED) AND WAS PERFORMED AS DIRECTED BY LOUISE REED AND AS NOTED ABOVE. THIS PLAT MEETS THE REQUIREMENTS OF 27 VSA 1403.

APPROVED BY: Dina Bookway-Byker
WATERBURY ZONING ADMINISTRATOR
DATE: 10/3/2017 (zp #16-19)

BOUNDARY LINE ADJUSTMENT SURVEY
BEAR CREEK LANE - LOTS 4, 7, 8 & 9
OWNER: LOUISE REED LIVING TRUST (LOTS 7, 8 & 9)
DUANE & LAURA PETERSON (LOT 4)
BEAR CREEK LANE - OFF RING ROAD (T.H. #29)
WATERBURY, VERMONT
AUGUST 2017
BY GRENIER ENGINEERING, P.C.
P.O. BOX 445 - WATERBURY, VERMONT 05676
SCALE: 1"=200'

0 200 300 400 800 1000

SHEET 1 OF 2

M-1218-91

437-02

SLIDE 437-02 (2, 4, 7, 8 & 9)
Add + Lots Lorraine, Town Clerk

ORIGINAL INK DRAWING ON MYLAR BY GRENIER ENGINEERING, PC, WATERBURY, VERMONT

MONUMENT TABLE

POINT	TYPE	SIZE (INCHES)	HEIGHT (INCHES)	SURVEYOR CAP	REMARKS
83	REBAR	1/2	5	GRNJ5813	SET 2008
84	REBAR	1/2	5	GRNJ5813	SET 2008
93	REBAR	1/2	6	GRNJ5813	SET 2008
94	REBAR	1/2	12	GRNJ5813	SET 2008
95	REBAR	1/2	3	GRNJ5813	SET 2008
96	REBAR	1/2	4	GRNJ5813	SET 2008
103 - 107	UNMONUMENTED POINTS				
108	REBAR	5/8	14	GRNJ5813	SET MAY 2017
108A	REBAR	5/8	6	GRNJ5813	SET MAY 2017
109 - 127	UNMONUMENTED POINTS				
128	REBAR	1/2	6	GRNJ5813	SET 2008
129	REBAR	1/2	6	GRNJ5813	SET 2008
130	UNMONUMENTED POINT				
131	REBAR	1/2	6	GRNJ5813	SET 2008
132	REBAR	1/2	10	GRNJ5813	SET 2008
133	REBAR	5/8	5	GRNJ5813	SET 2008
201	REBAR	1/2	18	GRNJ5813	SET 2011
202	IRON PIPE	2	60	-	FOUND STABLE (STONE PILE)
203	REBAR	1/2	12	TOWNE	FOUND STABLE
204	REBAR	5/8	24	-	FOUND STABLE
205	PK NAIL	2/0	0	-	FOUND IN STONE PILE
206	REBAR	1/2	12	GRNJ5813	SET 2011 (OFFSET CORNER)
207	IRON PIPE	3/4	3	-	FOUND STABLE
208	REBAR	1/2	14	TOWNE	FOUND SLANTED (BASE)
209	REBAR	1/2	6	GRNJ5813	SET JUNE 2015
210	REBAR	1/2	10	GRNJ5813	SET JUNE 2015
211	REBAR	1/2	18	GRNJ5813	SET JUNE 2015
212	REBAR	5/8	16	RICH	FOUND STABLE
213	REBAR	5/8	24	RICH	FOUND STABLE
214 - 218	REBAR	5/8	*	RICH	SET IN 1972, BY RICH
257	REBAR	5/8	12	CHASE	FOUND STABLE

A, B, C, D, E, F, G UNMONUMENTED POINTS
H, I, J, K, L UNMONUMENTED POINTS

* AS PER REFERENCE MAP 1 INFORMATION (NOT VERIFIED)

MEASUREMENT TABLE

POINT TO POINT	DIRECTION	DISTANCE
83 - 83A	N 59°19'52" W	31.50'
83A - A	N 59°19'52" W	33.14'
A - 103	N 59°19'52" W	33.14'
103 - 93	N 59°19'52" W	101.84'
83A - 104	N 5°30'30" E	28.18'
104 - 105	RAD = 80.00'	ARC = 109.56'
106 - 108	RAD = 140.00'	ARC = 272.42'
108 - 110	N 27°38'05" W	87.56'
110 - 112	N 16°53'53" E	100.80'
112 - 126	N 53°03'53" W	234.48'
126 - 127	N 68°25'48" W	51.81'
127 - 122	N 53°03'53" W	10.01'
122 - 121	N 53°03'33" W	8.36'
121 - 120	N 53°02'33" W	50.03'
120 - 95	S 41°03'14" W	39.14'
95 - 94	S 53°03'53" E	251.48'
94 - 111	S 53°03'53" E	28.74'
111 - 109	S 16°53'53" E	86.03'
109 - 107	S 27°38'05" E	93.33'
107 - 105	RAD = 80.00'	ARC = 155.87'
105 - 103	RAD = 140.00'	ARC = 191.43'
A - B	N 5°30'30" E	14.09'
B - C	RAD = 110.00'	ARC = 150.41'
C - D	RAD = 110.00'	ARC = 214.04'
D ~ E	N 27°38'05" W	90.41'
E - F	N 16°53'53" W	89.46'
F - 133	N 33°03'53" W	25.96'
132 - 133	N 67°11'46" W	240.05'
D - 108	N 62°21'55" E	50.00'
108 - 108A	N 81°36'32" E	94.21'
108A - 129	N 08°23'43" E	201.41'
149 - H	RAD = 125.00'	ARC = 58.60'
H - I	S 06°31'31" W	68.58'
I - J	S 17°52'06" E	102.33'
J - K	S 37°27'31" E	171.86'
K - L	S 53°47'11" E	94.37'
L - 131	N 08°23'48" E	33.95'
L - 130	S 08°23'48" W	33.95'
140 - 150	RAD = 95.00'	ARC = 231.19'
150 - 151	S 06°31'31" W	75.06'
151 - 152	S 17°52'06" E	113.86'
152 - 153	S 37°27'31" E	181.11'
153 - 130	S 53°47'11" E	114.54'
131 - 154	N 53°47'11" W	74.20'
154 - 155	N 37°27'31" W	182.20'
155 - 156	N 17°52'06" W	90.56'
156 - 157	N 06°31'31" E	62.09'
157 - 134	RAD = 155.00'	ARC = 41.40'

REFERENCE MAPS (WATERBURY LAND RECORDS)

1) PLAN OF LAND IN WATERBURY, VERMONT – BEING CONVEYED BY DWAINE C. & SHIRLEY M. MARSHALL TO A.R. FIELD ASSOCIATES OCTOBER 1972, REVISED AUGUST 1973 AND RECORDED IN SLIDE 152.

2) PORTION OF THE PROPERTY OF STUART W. BARAW SR. & JR. – WATERBURY VERMONT, OCT. 12, 1971 BY WALTER URIE AND RECORDED IN MAP BOOK 2 PAGE 20 IN SLIDE 120.

3) NORTHFIELD SAVINGS BANK – MIDDLESEX, VT NOVEMBER 1986 BY GLENN TOWNE, PROJECT T-1210-6.

4) SUBDIVISION SURVEY – LOT 2 – C. PAUL REED RING ROAD (T.H.#29) WATERBURY, VERMONT BY CHARLES GRENIER, CONSULTING ENGINEER, CONSULTING ENGINEER, P.C. MARCH 2004 AND RECORDED IN SLIDE 3.

5) SUBDIVISION SURVEY – LOT 2 – C. PAUL REED WITH REVISIONS TO BEAR CREEK LANE AND LOT LINE ADJUSTMENTS WITH LOT 2 (ROBERT & PATRICIA OLESEN) RING ROAD (T.H. #29) – WATERBURY, VERMONT. REVISED SEPTEMBER 2005 BY CHARLES GRENIER, CONSULTING ENGINEER, CONSULTING ENGINEER, P.C. AND RECORDED IN SLIDE 47.

6) SUBDIVISION SURVEY – LOT 3 – C. PAUL REED – BEAR CREEK LANE, RING ROAD (T.H. #29) – WATERBURY, VERMONT. REVISED SEPTEMBER 2005 BY CHARLES GRENIER, CONSULTING ENGINEER, CONSULTING ENGINEER, P.C. AND RECORDED IN SLIDE 49.

7) BOUNDARY LINE ADJUSTMENTS BETWEEN LOUISE REED LIVING TRUST (LOT 4) AND JACK & ROSELLE NICKERSON (LOT 3) – BEAR CREEK LANE OFF RING ROAD (T.H. #29) – WATERBURY, VERMONT – MARCH 2008 BY CHARLES GRENIER, CONSULTING ENGINEER, P.C. AND RECORDED IN MAP SLIDE 219.

8) BOUNDARY LINE ADJUSTMENT BETWEEN LOUISE REED LIVING TRUST AND SCHINDLER DEVELOPMENT CORPORATION – BEAR CREEK LANE OFF RING ROAD (T.H. #29) – WATERBURY, VERMONT – FEBRUARY 2008 BY CHARLES GRENIER, CONSULTING ENGINEER, P.C. AND RECORDED IN MAP SLIDE 219.

9) BOUNDARY LINE ADJUSTMENT BETWEEN DAVID & NORA GRENIER AND JACK & ROSELLE NICKERSON (LOT 3) BEAR CREEK LANE, OFF RING ROAD (T.H. #29) WATERBURY, VERMONT MARCH 2012 BY GRENIER ENGINEERING, P.C. (PROJECT M-1218-39A) RECORDED IN MAP SLIDE 291.

10) SURVEY OF PROPERTY OF DAVID M. & NORA J. GRENIER – MORSE LOT & GIBSON LOT OFF BEAR CREEK LANE – WATERBURY, VERMONT – JULY 2012 BY GRENIER ENGINEERING, P.C. PROJECT M-1218-54.

11) BOUNDARY LINE ADJUSTMENTS BETWEEN LOUISE REED LIVING TRUST AND SCHINDLER DEVELOPMENT CORPORATION – BEAR CREEK LANE, WATERBURY, VERMONT SEPTEMBER 2013 BY GRENIER ENGINEERING, P.C. AND RECORDED IN MAP SLIDE 329.01.

12) BOUNDARY LINE ADJUSTMENT LOT 1 – RIPLEY SPRINGS SUBDIVISION OWNER: RIPLEY SPRINGS, LLC – WOOD FARM ROAD EXTENSION, WATERBURY, VERMONT – APRIL 2012 BY GRENIER ENGINEERING, P.C. AND RECORDED IN MAP SLIDE 287.

13) PART OF PROPERTY OF JOHN AND MARY CHRISTIAN – MIDDLESEX, VERMONT – JULY 1969 BY KELLER AND LOWE, INC. AND RECORDED IN SLIDE 64 MAP 126 IN MIDDLESEX.

14) SURVEY AND SUBDIVISION – LANDS OF MARY CHRISTIAN TO BE CONVEYED TO PAUL GIACHERIO OFF TOWN ROAD #15 – MIDDLESEX, VERMONT – JULY 1999 BY CHASE & CHASE AND RECORDED IN SLIDE 67 MAP 132 IN MIDDLESEX.

15) STATE OF VERMONT – AGENCY OF ENVIRONMENTAL CONSERVATION DEPT. OF FOREST, PARKS & RECREATION – SUBDIVISION FROM THE LANDS OF RAYMOND BLOW – PROPOSED ADDITION TO PUTNAM STATE FOREST – MIDDLESEX OCTOBER 1986 BY MIKE RABOIN AND RECORDED IN SLIDE 190 MAP 179 IN MIDDLESEX.

16) SUBDIVISION SURVEY AND LOT LINE ADJUSTMENT – BEAR CREEK LANE – LOTS 4, 5, 6 & 7 OWNER: LOUISE REED LIVING TRUST LOT LINE ADJUSTMENT WITH RIPLEY SPRINGS, LLC – BEAR CREEK LANE OFF RING ROAD – TH #29 WATERBURY, VERMONT NOVEMBER 2010 BY CHARLES GRENIER, CONSULTING ENGINEER, P.C. AND RECORDED IN MAP SLIDE 267-01 AND 267-02.

17) SUBDIVISION SURVEY BEAR CREEK LANE LOTS 8 & 9 OWNER: LOUISE REED LIVING TRUST – BEAR CREEK LANE OFF RING ROAD (T.H. #29) WATERBURY, VERMONT – JUNE 2015 BY GRENIER ENGINEERING, P.C. AND RECORDED IN MAP SLIDE 365-01 AND 365-02.

18) SURVEY SHOWING PROTECTIVE COVENANTS BETWEEN BEAR CREEK LOTS 6 & 7 – OWNER: LOUISE REED LIVING TRUST BEAR CREEK LANE – OFF RING ROAD (T.H. #29) WATERBURY, VERMONT AUGUST 2015 BY GRENIER ENGINEERING, P.C. AND RECORDED IN MAP SLIDE 373-01 AND 373-02.

SURVEY NOTES

TOTAL STATION SURVEY OF LOT 4 ADJUSTMENT AREA BY DANIEL MULLIGAN AND DEREK BEVINS IN JUNE 2017.

TOTAL STATION PERIMETER SURVEY OF LOT 9 AND PORTIONS OF LOT 8 BY DANIEL MULLIGAN, RYAN MARSH AND CALEB KERNAN IN JUNE 2015. MONUMENTS FOR LOT 8 AND LOT 9 SUBDIVISION, LINE SET IN JUNE 2015 BY DANIEL MULLIGAN AND CALEB KERNAN. THE LINES MARKED (CALC) WERE NOT REMEASURED BY THIS OFFICE, BUT ARE DEPICTED HEREON USING INFORMATION FOUND ON REFERENCE MAPS 1 AND 14.

TOTAL STATION PERIMETER SURVEY OF DAVID GRENIER PARCEL FROM APRIL 2010 TO JANUARY 2011 BY DANIEL MULLIGAN, RYAN MARSH AND CHRIS AUSTIN.

TOTAL STATION SURVEY OF RIPLEY SPRINGS LOT 1 BY DANIEL MULLIGAN, TIMOTHY MORRIS AND CHRIS AUSTIN IN DECEMBER 2011 AND JANUARY 2012.

TOTAL STATION PERIMETER SURVEY OF LOT 4 & LOT 5 BY DANIEL MULLIGAN, CHRIS AUSTIN AND RYAN MARSH FROM JULY 2009 TO SEPTEMBER 2009 AS DIRECTED BY PAUL REED.

TOTAL STATION PERIMETER SURVEY OF LOTS 6 & 7 AND REVISED LOT 5 BY DANIEL MULLIGAN, CHRIS AUSTIN AND RYAN MARSH IN OCTOBER AND NOVEMBER 2010. NEW LINES WERE BLAZED IN NOVEMBER 2010.

BEARINGS ARE BASED UPON MAGNETIC NORTH APRIL 2003. BEARINGS ARE ACCURATE TO THE NEAREST 20"± OF ARC, BUT ARE DISPLAYED TO THE NEAREST SECOND OF ARC FOR MATHEMATICAL PURPOSES ONLY.

DISTANCES ARE ACCURATE TO THE NEAREST 0.08'±, BUT ARE DISPLAYED TO THE NEAREST HUNDREDTH OF A FOOT FOR MATHEMATICAL PURPOSES ONLY.

VARIATIONS IN DISTANCES AND BEARINGS RELATIVE TO THE NOTED REFERENCE SURVEY MAPS IS DUE TO REFINEMENT IN SURVEY METHOD AND/OR A DIFFERENT BASIS OF BEARINGS.

CALCULATIONS AND DEED RESEARCH BY DANIEL MULLIGAN.

DRAFTING BY TERESA MERRILL.

TITLE SOURCES

1) LOUISE REED LIVING TRUST (TRUSTEES – C. PAUL REED AND LOUISE REED) FROM C. PAUL REED BY WARRANTY DEED DATED MARCH 25, 2003 AND RECORDED IN BOOK 224 PAGES 96-97 OF THE WATERBURY LAND RECORDS.

2) RIPLEY SPRINGS, LLC TO LOUISE REED LIVING TRUST BY WARRANTY DEED DATED AUGUST 16, 2011 AND RECORDED IN BOOK 298 PAGES 7-9 (0.52 ACRES ADDED TO LOT 7).

3) DUANE L. PETERSON, II AND LAURA L. PETERSON FROM THE LOUISE REED LIVING TRUST BY WARRANTY DEED DATED AUGUST 4, 2015 AND RECORDED IN BOOK 369 PAGES 189-193.

PERMIT REFERENCES

1) TOWN OF WATERBURY ZONING PERMIT FOR PROJECT #40-14-T DATED OCTOBER 1, 2014.

2) TOWN OF WATERBURY ZONING PERMIT FOR PROJECT #08-10-T DATED JULY 20, 2010.

3) TOWN OF WATERBURY ZONNING PERMIT FOR PROJECT #78-09-T DATED JULY 20, 2010.

4) TOWN OF WATERBURY BOUNDARY LINE ADJUSTMENT PERMIT 046-17 DATED JUNE 12, 2017 AND RECORDED IN BOOK 401 PAGE 185 (FOR LOTS 4, 7 & 9).

5) TOWN OF WATERBURY BOUNDARY LINE ADJUSTMENT PERMIT 060-17 DATED AUGUST 11, 2017 (FOR LOTS 7 & 8).

6) TOWN OF WATERBURY ZONING PERMIT FOR PROJECT #74-15-T DATED FEBRUARY 16, 2016.

7) STATE OF VERMONT AGENCY OF NATURAL RESOURCES PERMIT WW-5-5087-4 DATED JANUARY 18, 2017.

BOUNDARY LINE ADJUSTMENT NOTES

1) BOUNDARY LINE ADJUSTMENT 1 IS AN EQUAL AREA EXCHANGE WHERE LOT 4 GIVES 1.35 ACRES TO LOT 7 IN EXCHANGE FOR 1.35 ACRES FROM LOT 9.

2) BOUNDARY LINE ADJUSTMENT 2 ADDS 2.73 ACRES TO LOT 7 FROM LOT 8.

STATE OF VERMONT
DANIEL R. MULLIGAN NO. 813
LICENSED LAND SURVEYOR

Daniel R. Mulligan

APPROVED BY: Dina Bockmyer Baker (ZP #46-17)
WATERBURY ZONING ADMINISTRATOR DATE: 10/5/2017

I CERTIFY THAT THIS SURVEY CONFORMS TO PERTINENT LAND RECORDS AS CONFIRMED OR MODIFIED BY EVIDENCE FOUND ON THE GROUND AND IS CONSISTENT WITH SUCH (EXCEPT WHERE NOTED) AND WAS PERFORMED AS DIRECTED BY LOUISE REED AND AS NOTED ABOVE. THIS PLAT MEETS THE REQUIREMENTS OF 27 VSA 1403.

BOUNDARY LINE ADJUSTMENT SURVEY
BEAR CREEK LANE - LOTS 4, 7, 8 & 9
OWNER: LOUISE REED LIVING TRUST (LOTS 7, 8 & 9)
DUANE & LAURA PETERSON (LOT 4)
BEAR CREEK LANE – OFF RING ROAD (T.H. #29)
WATERBURY, VERMONT
AUGUST 2017

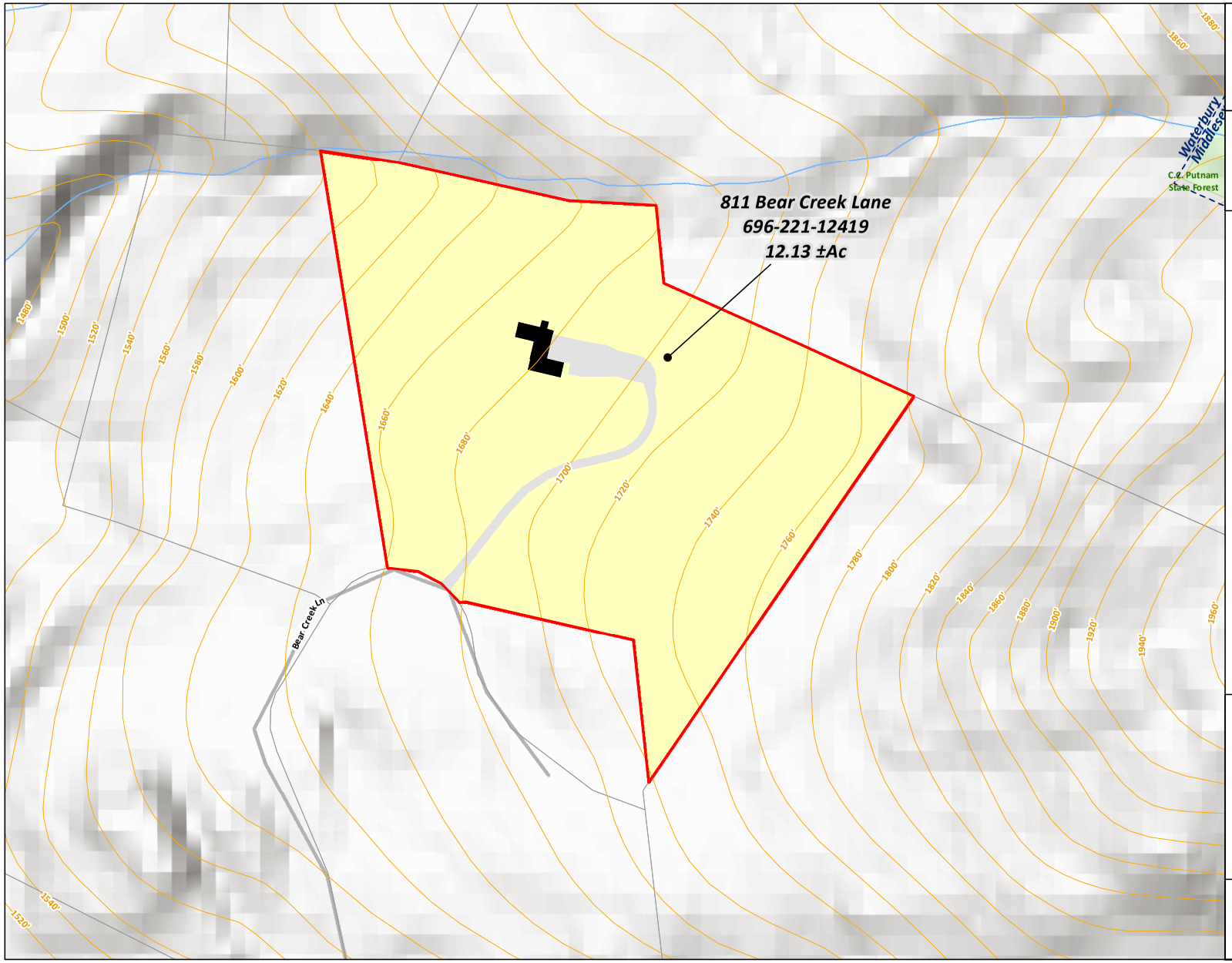
BY GRENIER ENGINEERING, P.C.
P.O. BOX 445 – WATERBURY, VERMONT 05676

SCALE: 1"=200'

0 200 300 400 600 1000

SHEET 2 OF 2

M-1218-91



811 Bear Creek Lane

Waterbury Center, VT

Base Plan

LEGEND

- Subject Property - 12.13 ±Ac
- Adjacent Properties
- Protected Land
- Perennial Streams
- Contours (ft)

Notes:
Credits: Background from ESRI 'Terrain Base' map service

Date: 05/21/25 Project Number: VT1564

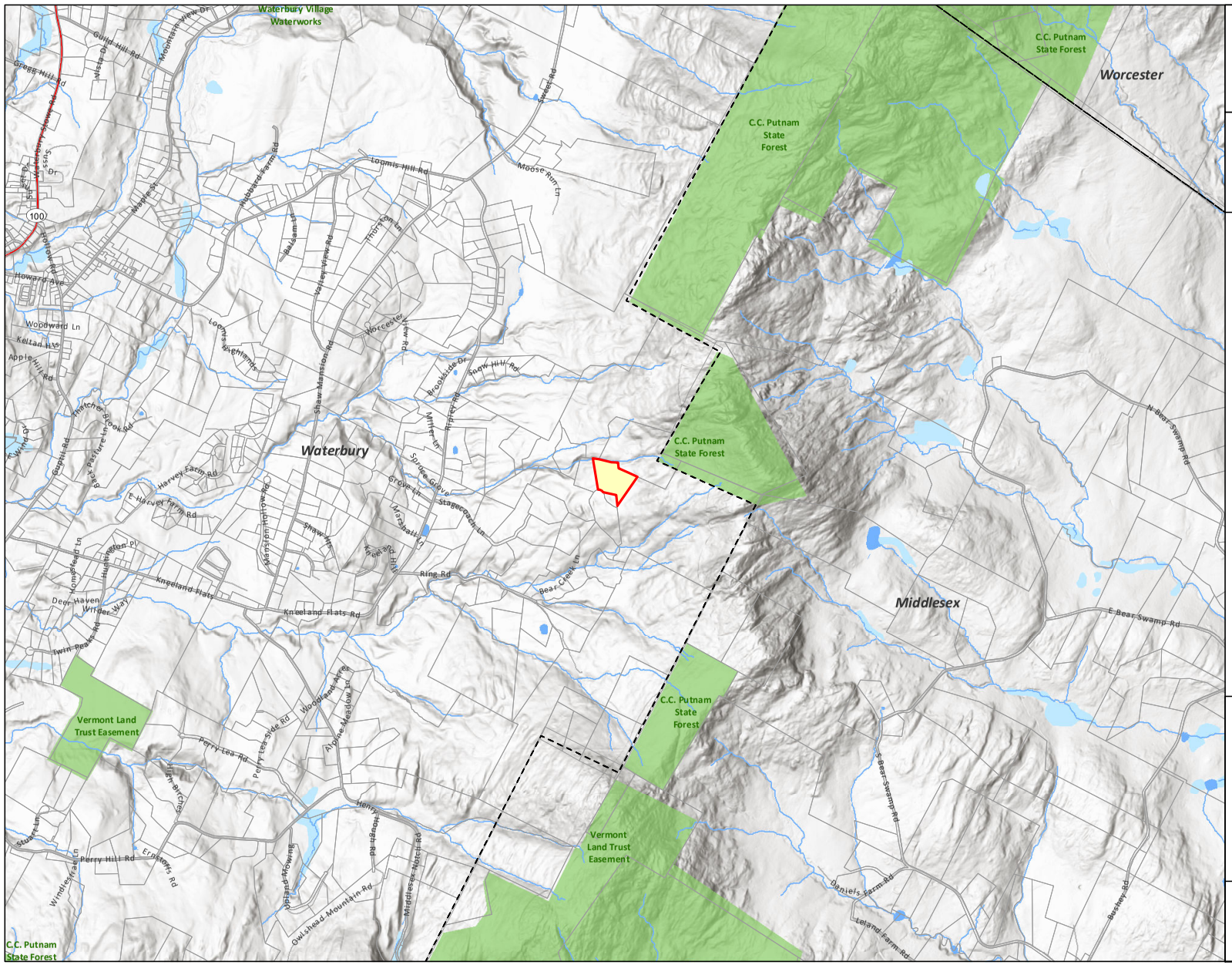
0 75 150 300 Feet

Scale: 1 " = 150 '

This plan is conceptual only and is not represented as an engineered plan.

LandVest

Document Name: VT1167 base



811 Bear Creek Lane

Waterbury Center, VT

Conservation Context

LEGEND

- Subject Property - 12.13 ±Ac
- Adjacent Properties
- Protected Land
- Open Water
- Wetlands
- Perennial Streams
- Intermittent Streams



Notes:
Credits: Background from ESRI 'Terrain Base' map service

"Date: 05/21/25 Project Number: VT1564"

0 1,000 2,000 4,000 Feet

Scale: 1 " = 2,000 '

This plan is conceptual only and is not represented as an engineered plan.

LandVest

Document Name: VT1167 conservation context



Document Name: VT1167 ortho

811 Bear Creek Lane

Waterbury Center, VT

Base Plan Orthophotograph

LEGEND

- Subject Property - 12.13 ±Ac
- Adjacent Properties
- Protected Land
- Perennial Streams
- Contours (ft)



Notes:
Credits: 2015 imagery from ESRI 'World Imagery' map service.

"Date: 05/21/25 Project Number: VT1564"

0 85 170 340 Feet

Scale: 1 " = 167 '

This plan is conceptual only and is not represented as an engineered plan.

LandVest



811 Bear Creek Lane

Waterbury Center, VT

Base Plan Orthophotograph

LEGEND

- Subject Property - 12.13 ±Ac
- Adjacent Properties
- Protected Land
- Perennial Streams
- Contours (ft)



Notes:
Credits: 2015 imagery from ESRI 'World Imagery' map service.

"Date: 05/21/25 Project Number: VT1564"

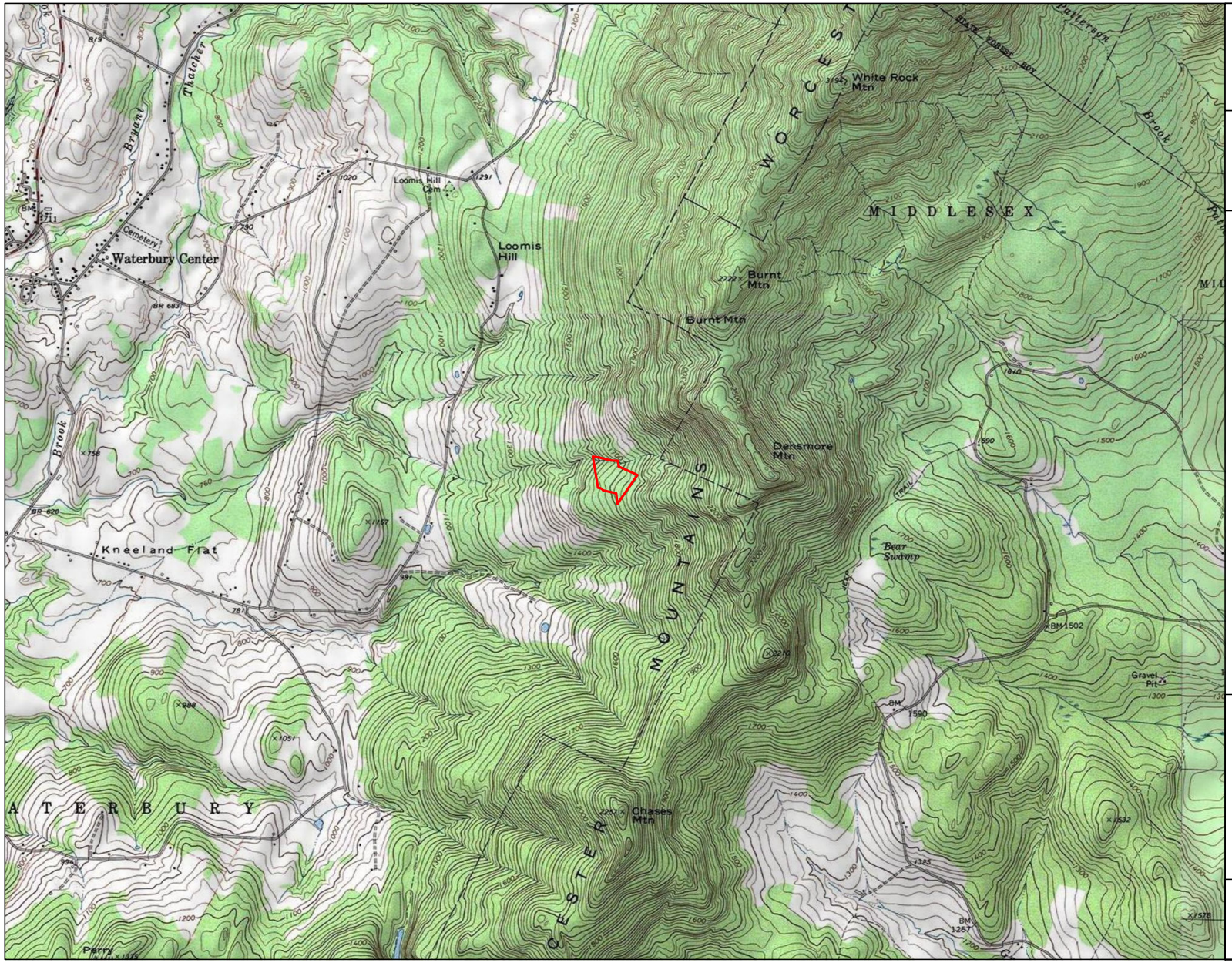
0 85 170 340 Feet

Scale: 1 " = 167 '

This plan is conceptual only and is not represented as an engineered plan.

LandVest

Document Name: VT1167 ortho



Document Name: VT1167 usgs topo plan

811 Bear Creek Lane

Waterbury Center, VT

USGS Topographic Map

LEGEND

Subject Property - 12.13 ±Ac



Credits: USGS Topo background from ESRI 'USA Topo Map' map service.

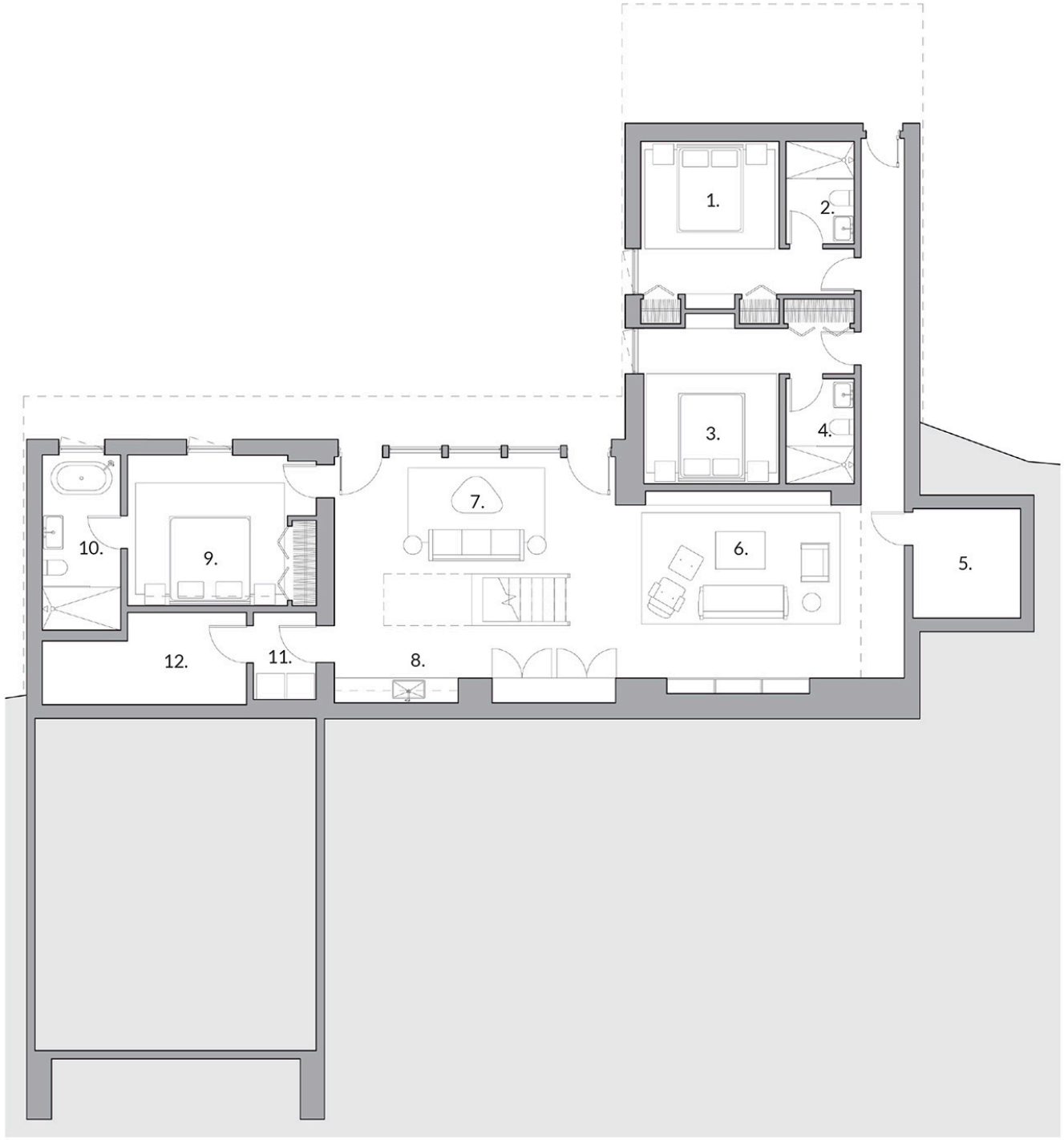
"Date: 05/21/25 Project Number: VT1564"

0 1,000 2,000 4,000 Feet

Scale: 1 " = 2,000 '

This plan is conceptual only and is not represented as an engineered plan.

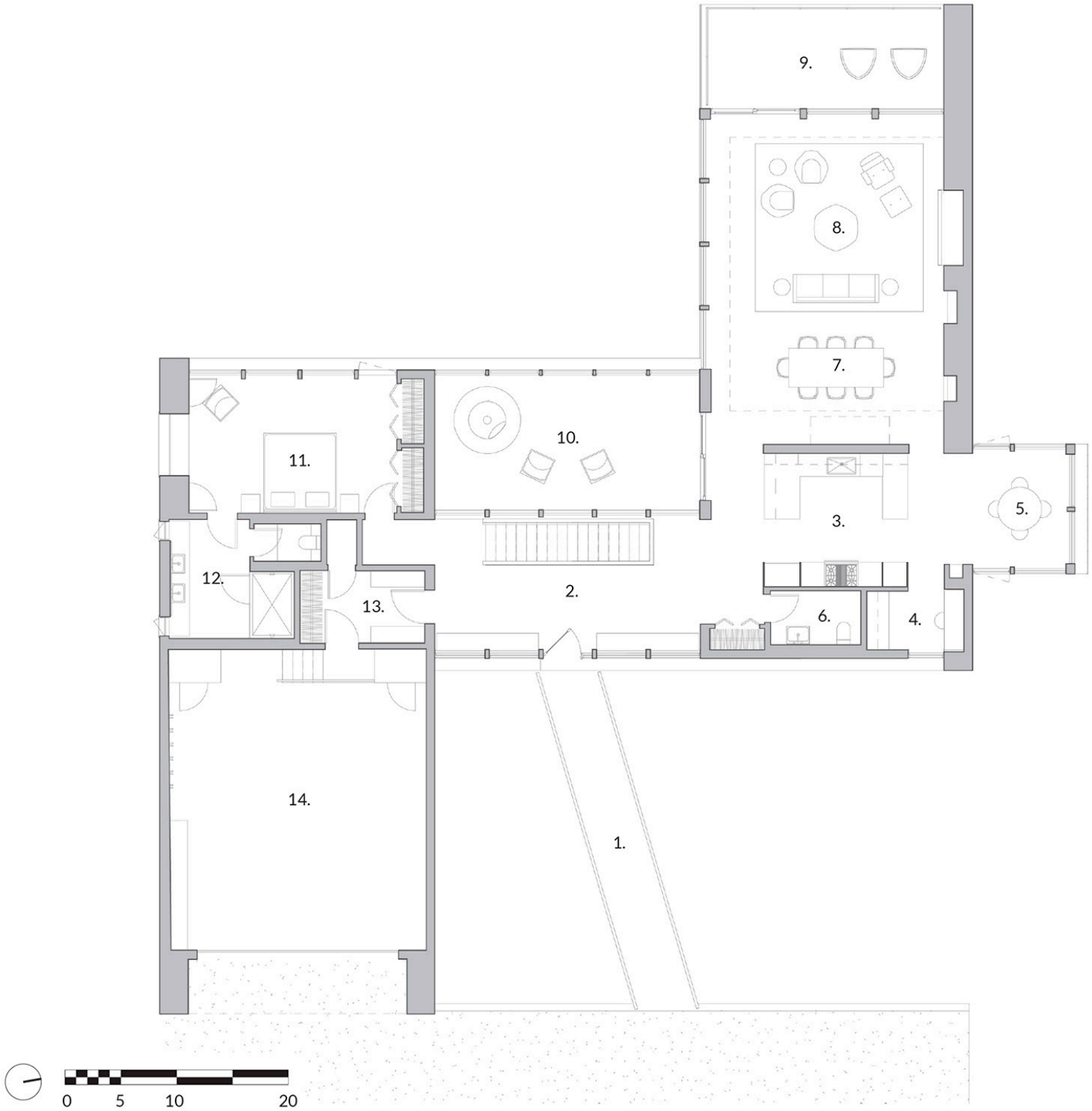
LandVest



1. Bedroom A
2. Bathroom A
3. Bedroom B
4. Bathroom B
5. Mechanical
6. Media Room
7. Sitting Area
8. Kitchenette
9. Bedroom C
10. Bathroom C
11. Laundry
12. Mechanical

0 5 10 20

LOWER LEVEL PLAN



1. Entry Bridge
2. Entry Foyer
3. Kitchen
4. Pantry
5. Breakfast Nook
6. Powder Room
7. Dining
8. Living
9. Deck
10. Screened Porch
11. Master Bedroom
12. Master Bathroom
13. Mudroom
14. Garage

MAIN LEVEL PLAN

PAYABLE TO:
MAIL TO:

TOWN OF WATERBURY
28 North Main Street, Suite
Waterbury, VT 05676

802-244-5858

TAX BILL

PARCEL ID	BILL DATE	TAX YEAR
537-0811.	07/15/2026	2026

Description: 12.13 AC & DWL
Location: 811 BEAR CREEK LANE

OWNER **VINEYARD RYAN**
158 SOUTH OXFORD ST, APT 2
BROOKLYN NY 11217

SPAN # 696-221-12419 **SCL CODE: 221**
TOTAL PARCEL ACRES **12.13**

FOR INCOME TAX PURPOSES

ASSESSED VALUE		NONHOMESTEAD
REAL	964,400	964,400
TOTAL TAXABLE VALUE	**964,400**	964,400
GRAND LIST VALUES	**9,644.00**	9,644.00

MUNICIPAL TAXES

TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES
Town	0.5504	x9,644.00=	5,308.05
Local Ag Vet & HMCC	0.0048	x9,644.00=	46.29
TOTAL MUNICIPAL TAX			5,354.34
MUNICIPAL STATE PAYMENT			
MUNICIPAL NET TAX DUE			

EDUCATION TAXES

TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES
NON HOMESTEAD EDUCATION	2.2482	x9,644.00=	21,681.64
1.6430 (state rate) / 73.08% (CLA ÷ SA) = 2.2482			
TOTAL EDUCATION TAX			21,681.64
EDUCATION STATE PAYMENT			
EDUCATION NET TAX DUE			

Payments	
1	08/14/2026
2	11/06/2026

TAX SUMMARY
Municipal + Education
TOTAL TAX **27,035.98**
TOTAL STATE PAYMENT
TOTAL NET TAX DUE

DETACH THE STUBS BELOW AND RETURN WITH YOUR PAYMENT

TOWN OF WATERBURY
TAX YEAR 2026

1ST PAYMENT DUE	
08/14/2026	
OWNER NAME	
VINEYARD RYAN	
PARCEL ID	
537-0811.	
AMOUNT DUE	
AMOUNT PAID	0.00
BALANCE DUE	

TOWN OF WATERBURY
TAX YEAR 2026

2ND PAYMENT DUE	
11/06/2026	
OWNER NAME	
VINEYARD RYAN	
PARCEL ID	
537-0811.	
AMOUNT DUE	
AMOUNT PAID	0.00
BALANCE DUE	